

## COMPARISON OF PROPOSED AND EXISTING GENERAL PLAN GOALS AND POLICIES

This document compares the goals and policies of the proposed draft General Plan to those of the existing General Plan; the draft General Plan contains two new elements (Economy, Business Diversity and Tourism Element and Sustainability Element) and there is no comparison provided for these two elements.

### Comparison Table 1 – Land Use and Community Design Element

The following lists all goals and policies proposed in the draft General Plan Land Use and Community Design Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New goal and policy numbers are listed below and are highlighted in the comparison table.

New Goals and Policies:

Goals: 2-G.3; 2-G.6; 2-G.7; 2-G.17, 2-G.19, 2-G.20, 2-G.26, 2-G.27

Policies: 2-P.1, 2-P.3, 2-P.31, 2-P.41, 2-P.45 to 2-P.54, 2-P.68 to 70, 2-P.72-88

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Goals – Land Use</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-G.1</b> Maintain a land use program with amount, design and arrangement of varied uses that serve to protect and enhance the character and image of the city as expressed in the Carlsbad Community Vision, and balance development with preservation and enhancement of open space.</p>	<p><i>[Goal - Overall Land Use Pattern]</i></p> <p>A.1 A City which preserves and enhances the environment, character and image of itself as a desirable residential, beach and open space oriented community.</p> <p><i>[Goal - Overall Land Use Pattern]</i></p> <p>A.2 A City which provides for an orderly balance of both public and private land uses within convenient and compatible locations throughout the community and ensures that all such uses, type, amount, design and arrangement serve to protect and enhance the environment, character and image of the City.</p> <p><i>[Goal - Commercial]</i></p> <p>A.2 A City that provides for the development of compatible, conveniently located Local, General, Regional, Travel/Recreation Commercial, and Office and Related Commercial uses.</p>
<p><b>2-G.2</b> Promote a diversity of compatible land uses throughout the city, to enable people to live close to job locations, adequate and convenient commercial services, and public support systems such as transit, parks, schools, and utilities.</p>	
<p><b>2-G.3</b> Promote infill development that makes efficient use of limited land supply, while ensuring compatibility and integration with existing uses. Ensure that infill properties develop with uses and development intensities supporting a cohesive development pattern.</p>	
<p><b>2-G.4</b> Provide balanced neighborhoods with a variety of housing types and density ranges to meet the diverse demographic, economic and social needs of residents, while ensuring a cohesive urban form with careful regard for compatibility.</p>	<p><i>[Goal - Residential]</i></p> <p>A.1 A City which provides for a variety of housing types and density ranges to meet the diverse economic and social requirements of residents, yet still ensures a cohesive urban form with careful regard for compatibility while retaining the present predominance of single family residences.</p>

**Comparison Table 1 – Land Use and Community Design Element**

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<i>Goals – Land Use</i>	<i>Goals, Objectives and Policies</i>
<b>2-G.5</b> Protect the neighborhood atmosphere and identity of existing residential areas.	<i>[Objective - Residential]</i> B.2 To preserve the neighborhood atmosphere and identity of existing residential areas.
<b>2-G.6</b> Allow a range of mixed-use centers in strategic locations that maximize access to commercial services from transit and residential areas.	
<b>2-G.7</b> Ensure that neighborhood serving shopping and mixed-use centers include shopping as a pedestrian-oriented focus for the surrounding neighborhood, are physically integrated with the surroundings, and contain neighborhood-serving stores and small offices. Where appropriate, include in the centers high and medium density housing surrounding the retail core or integrated in mixed-use buildings.	
<b>2-G.8</b> Provide opportunities for continued economic growth and vitality that enhance Carlsbad’s position as a premier regional employment center.	<i>[Goal - Overall Land Use Pattern]</i> A.3 A City which provides for land uses which through their arrangement, location and size, support and enhance the economic viability of the community.  <i>[Goal - Commercial]</i> A.3 A City that promotes economic development strategies, for commercial, industrial, office and tourist-oriented land uses.
<b>2-G.9</b> Accommodate a diversity of business establishments in appropriately-scaled settings, including large-scaled industrial and research and development establishments proximate to the Palomar-McClellan Airport, regionally-scaled shopping centers, and neighborhood-serving commercial centers with smaller-sized stores, restaurants and offices to meet shopping, recreation, and service needs of residents and visitors.	<i>[Goal - Commercial]</i> A.1 A City that achieves a healthy and diverse economic base by creating a climate for economic growth and stability to attract quality commercial development to serve the employment, shopping, recreation, and service needs of Carlsbad residents.

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<b>2-G.10</b> Promote continued growth of visitor-oriented land uses, and provide enhanced opportunities for new hotels and visitor-services in desirable locations.	<p><i>[Goal - Commercial]</i></p> <p>A.4 A City that promotes recreational and tourist-oriented land uses which serve visitors, employees of the industrial and business centers, as well as residents of the city.</p>
<b>2-G.11</b> Provide industrial lands that can accommodate a wide range of pollution-free industrial establishments, including those of relatively high intensity; research and development and related uses set in campus or park-like settings; as well as moderate to low intensity establishments capable of being located adjacent to residential areas with minimal buffering and attenuation measures.	<p><i>[Goal - Industrial]</i></p> <p>A City which develops an industrial base of light, pollution-free industries of such magnitude as will provide a reasonable tax base and a balance of opportunities for employment of local residents.</p> <p><i>[Objectives - Industrial]</i></p> <p>B.1 To provide industrial lands which can accommodate a wide range of industrial uses, including those of relatively high intensity, while minimizing negative impacts to surrounding land uses.</p> <p>B.2 To provide and protect industrial lands for the development of communities of high technology, research and development industries and related uses set in campus or park-like settings.</p> <p>B.3 To provide and protect industrial lands which can accommodate a wide range of moderate to low intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures.</p>
<b>2-G.12</b> Ensure adequate provision of community-serving facilities such as child daycare facilities, places of worship, educational institutions and schools.	<p><i>[Goal - Community Facilities]</i></p> <p>A City which provides land for child daycare facilities, places of worship, educational institutions or schools, and other community services facilities.</p>

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<i>Goals – Land Use</i>	<i>Goals, Objectives and Policies</i>
<b>2-G.13</b> Maintain land use compatibility between McClellan-Palomar Airport and surrounding land uses, and encourage the airport’s continued operations while ensuring it does not unduly impact existing neighborhoods and communities.	<p><i>[Goal - Airport]</i> A City which maintains land use compatibility between McClellan-Palomar Airport and surrounding land uses.</p> <p><i>[Objective - Airport]</i> B.1 To encourage the continued operation of McClellan-Palomar Airport.</p>
<b>2-G.14</b> Participate with other cities in the county, through the San Diego Association of Governments, in working towards solution of regional issues.	<p><i>[Goal - Regional Issues]</i> A City which participates with other cities in the County, through the San Diego Association of Governments, in working towards the solution of regional issues.</p>
<b>2-G.15</b> Support agricultural uses throughout the city while planning for the transition of agriculture to other uses.	<p><i>[Goal - Agriculture]</i> A.2 A City which supports agriculture while planning for the transition to other uses.</p> <p><i>[Objective - Agriculture]</i> B.1 To permit agricultural land uses throughout the City.</p>
<i>Goals - Community Character, Design, and Connectedness</i>	
<b>2-G.16</b> Enhance Carlsbad’s character and image as a desirable residential, beach and open-space oriented community.	<p><i>[Goal - Overall Land Use Pattern]</i> A.1 A City which preserves and enhances the environment, character and image of itself as a desirable residential, beach and open space oriented community.</p>
<b>2-G.17</b> Ensure that the scale and character of new development is appropriate to the setting and intended use. Promote development that is scaled and sited to respect the natural terrain, where hills, public realm, parks, open space, trees, and distant vistas, rather than buildings, dominate the overall landscape, while developing the Village, Barrio, and commercial and industrial areas as concentrated urban-scaled nodes.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Goals - Community Character, Design, and Connectedness</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-G.18</b> Ensure that new development fosters a sense of community and is designed with the focus on residents, including children, the disabled and the elderly, instead of the automobile by providing: safe, pedestrian-friendly, tree-lined streets; walkways to common destinations such as schools, bikeways, trails, parks and stores; homes that exhibit visual diversity, pedestrian-scale and prominence to the street; central gathering places; and recreation amenities for a variety of age groups.</p>	<p><i>[Goal - Residential]</i></p> <p>A.2 A City with neighborhoods that have a sense of community where residents including children, the disabled and the elderly feel safe and comfortable traveling to daily destinations; where homes and trees line the streets; where central gathering places create focal points; and where recreation areas are provided for a variety of age groups.</p> <p><i>[Objective - Residential]</i></p> <p>B.5 To ensure that new development is designed with the focus on residents instead of the automobile by providing: pedestrian-friendly, tree-lined streets; walkways to common destinations such as schools, parks and stores; homes that exhibit visual diversity, pedestrian-scale and prominence to the street; and recreation amenities for a variety of age groups.</p>
<p><b>2-G.19</b> Ensure that new neighborhood commercial centers are designed for pedestrian comfort, and integrated with the surrounding neighborhoods with new streets and paths.</p>	
<p><b>2-G.20</b> Develop an active ocean waterfront, with new growth accommodated west of Interstate 5, to enable residents and visitors to enjoy more opportunities for dining, shopping, and recreating along the coastline. Develop public gathering places and recreational opportunities along the coastal corridor.</p>	
<p><b>2-G.21</b> In accordance with Proposition D, which was enacted by Carlsbad voters in 2006, create a unique, community-oriented agricultural and open space area along the Cannon Road corridor located east of Interstate 5 including the existing flower fields and strawberry fields (does not include the 50 acre parcel located adjacent to the east side of Interstate-5).</p>	<p><i>[Goal - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>Create a unique, community-oriented open space area along the Cannon Road corridor located immediately to the east of the Interstate 5 freeway including the existing Flower Fields and Strawberry Fields.</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Goals - Growth Management</i>	<i>Goals, Objectives and Policies</i>
<b>2-G.22</b> Ensure that adequate public facilities and services are provided in a timely manner to preserve the quality of life of residents.	<i>[Goal - Growth Management and Public Facilities]</i> A.1 A City which ensures the timely provision of adequate public facilities and services to preserve the quality of life of residents.
<b>2-G.23</b> Develop programs that correlate the projected population with the service capabilities of the city.	<i>[Goal - Growth Management and Public Facilities]</i> A.2 A City which maintains a system of public facilities adequate for the projected population.
<i>Goals - The Village</i>	
<b>2-G.24</b> Maintain and enhance the Village as a center for residents and visitors with commercial, residential, dining, civic, cultural, and entertainment activities.	<i>[Goal - Village]</i> A.1 A City which preserves, enhances, and maintains the Village as a place for living, working, shopping, recreation, civic and cultural functions while retaining the village atmosphere and pedestrian scale.
<b>2-G.25</b> Develop a distinct identity for the Village by encouraging a variety of uses and activities, such as a mix of residential, commercial, office, restaurants and specialty retail shops, which traditionally locate in a pedestrian-oriented downtown area and attract visitors and residents from across the community by creating a lively, interesting social environment.	<i>[Goal - Village]</i> A.2 A City which creates a distinct identity for the Village by encouraging activities that traditionally locate in a pedestrian-oriented downtown area, including offices, restaurants, and specialty retail shops.  <i>[Goal - Village]</i> A.4 A City that encourages a variety of complementary uses such as a combination of residential and commercial uses to generate pedestrian activity and create a lively, interesting social environment and a profitable business setting.
<i>Goals - The Barrio</i>	
<b>2-G.26</b> Promote rejuvenation of the Barrio while maintaining its walkable, residential character, and ensuring that new development enhances neighborhood quality and character.	
<b>2-G.27</b> Celebrate the Barrio's history and resources, and foster development of cohesive streetscapes with strategic improvements, including plazas where feasible.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Land Use General</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.1</b> Maintain consistency between the General Plan and Title 21 of the Carlsbad Municipal Code (Zoning Ordinance and map).	
<b>2-P.2</b> Update the city's Local Coastal Program (LCP) to be consistent with the General Plan. Work with the California Coastal Commission to gain permitting authority for all areas of the city in the Coastal Zone.	<i>[Policy - Overall Land Use Pattern]</i> C.17 Amend the Local Coastal Programs, as required, to be consistent with the updated General Plan, or amend the General Plan to be consistent with the Local Coastal Program.
<b>2-P.3</b> Allow maximum non-residential and mixed-use floor area ratios (FARs) to be increased up to limits specified in the Transportation Demand Management (TDM) Ordinance when developed, where project proponents agree to compliance with the stipulations in the TDM Ordinance.	
<p><b>2-P.4</b> When uncertainty exists regarding the precise boundary of the various land use designations identified on the Land Use Map, such boundaries shall be interpreted as follows:</p> <ul style="list-style-type: none"> <li>a. Where boundaries appear to follow the centerline of a street or highway, ownership boundary lines, or topographic features such as valleys or ridgelines, then the boundaries shall be interpreted to follow the lines/features they appear to follow.</li> <li>b. Where boundaries appear to reflect environmental and resource management considerations, boundaries shall be interpreted in a manner which is consistent with the considerations that the boundary reflects.</li> </ul>	<p><i>[Boundary Definition Between Land Use Classifications; page 24]</i> It is the intent of the Land Use Map to show the general outlines of various land use classifications. The boundaries are not intended to be precise legal boundaries. When uncertainty does exist as to the precise boundary lines of various land uses identified on the map, such lines shall be interpreted in the following manner:</p> <ul style="list-style-type: none"> <li>a. Where boundaries appear to follow the centerline of a street or highway, boundaries shall be construed to follow such lines;</li> <li>b. Where boundaries appear to follow ownership boundary lines, boundaries shall be construed to follow such lines;</li> <li>c. Where boundaries appear to follow topographic features such as valleys or ridgelines, boundaries shall be construed to follow such features; and</li> <li>d. Where boundaries appear to reflect environmental and resource management considerations, boundaries shall be construed in a manner which is consistent with the considerations that the boundary reflects.</li> </ul>



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<i>Policies - Land Use General</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.5</b> Work with SANDAG through participation in its various standing committees on regional plans and initiatives. Adopt local implementing policies and programs when found to be consistent with the General Plan and in the best interests of Carlsbad’s residents and businesses.	<p><i>[Objective - Regional Issues]</i> To participate with other cities in the County in developing a Regional Growth Management Strategy.</p> <p><i>[Policy - Regional Issues]</i> Implement the policies of the Regional Growth Management Strategy when the program is adopted by the City.</p>
<i>Policies - Residential</i>	
<b>2-P.6</b> Encourage the provision of lower and moderate-income housing to meet the objectives of the Housing Element.	<p><i>[Policy - Residential]</i> C.1 Encourage the provision of low and moderate income dwelling units to meet the objectives of the City's Housing Element.</p>
<p><b>2-P.7</b> Do not permit residential development below the minimum of the density range, except in the following circumstances and subject to the findings required by California Government Code Section 65863:</p> <p>a. When one single-family dwelling is constructed on a legal lot that existed as of October 28, 2004.</p> <p>b. When one single-family dwelling is constructed on a lot that was created by consolidating two legal nonconforming lots into one lot (this only applies to lots that are nonconforming in lot area).</p> <p>c. When a legal lot is developed with one or more residential units that existed as of October 28, 2004; provided, the existing units are to remain and it is not feasible to construct the number of additional units needed to meet the minimum density without requiring the removal of the existing units.</p>	<p><i>[Residential density provisions on page 14]</i> ...density may be approved below the minimum of the density range in the following circumstances:</p> <p>a. When a single, one-family dwelling is constructed on a legal lot that existed as of October 28, 2004.</p> <p>b. When a single, one-family dwelling is constructed on a lot that was created by consolidating two legal nonconforming lots into one lot (this only applies to lots that are nonconforming in lot area).</p> <p>c. When a legal lot is developed with one or more residential units that existed as of October 28, 2004; provided, the existing units are to remain and it is not feasible to construct the number of additional units needed to meet the minimum density without requiring the removal of the existing units.</p>

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<i>Policies - Residential</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.8</b> Do not permit residential development to exceed the applicable Growth Management Control Point (GMCP) density unless the following findings are made:</p> <ol style="list-style-type: none"> <li>The project qualifies for and will receive an allocation of “excess” dwelling units, pursuant to City Council Policy No. 43.</li> <li>The project will provide sufficient additional public facilities for the density in excess of the GMCP to ensure that the adequacy of the city’s public facilities plans will not be adversely impacted.</li> <li>There have been sufficient residential projects approved at densities below the GMCP so the citywide and quadrant dwelling unit limits will not be exceeded as a result of the proposed project.</li> <li>All necessary public facilities required by the Citywide Facilities and Improvements Plan will be constructed, or are guaranteed to be constructed, concurrently with the need for them created by this development and in compliance with adopted city standards.</li> </ol>	<p><i>[Residential density provisions on page 14]</i></p> <p>The City shall not approve any residential development at a density that exceeds the growth management control point for the applicable density range without making the following findings:</p> <ol style="list-style-type: none"> <li>That the project will provide sufficient additional public facilities for the density in excess of the control point to ensure that the adequacy of the City's public facilities plans will not be adversely impacted.</li> <li>That there have been sufficient developments approved in the quadrant at densities below the control point so the approval will not result in exceeding the quadrant limit.</li> <li>All necessary public facilities required by the City’s Growth Management Program will be constructed, or are guaranteed to be constructed, concurrently with the need for them created by this development and in compliance with the adopted City standards.</li> </ol>
<p><b>2-P.9</b> Incentivize development of lower-income affordable housing by allowing residential development above the GMCP and maximum densities permitted by the General Plan, subject to the findings specified in 2-P.8, above, and an evaluation of the following: (a) the proposal’s compatibility with adjacent land uses, and (b) the project site’s proximity to a minimum of one of the following: freeway or major street; commercial center; employment opportunities; city park or open space; or commuter rail or transit center.</p>	<p><i>[Policy - Residential]</i></p> <p><b>C.2</b> Allow density increases, above the maximum residential densities permitted by the General Plan, to enable the development of lower-income affordable housing, through the processing of a site development plan. Any site development plan application request to increase residential densities (either above the Growth Management Control Point or upper end of the residential density range(s)), for purposes of providing lower-income affordable housing, shall be evaluated relative to: (a) the proposal's compatibility with adjacent land uses; (b) the adequacy of public facilities; and (c) the project site being located in proximity to a minimum of one of the following: a freeway or major roadway, a commercial center, employment opportunities, a city park or open space, or a commuter rail or transit center.</p>

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<i>Policies - Residential</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.10</b> Development on slopes, when permitted, shall be designed to minimize grading and comply with the hillside development provisions of the Zoning Ordinance and the Carlsbad Local Coastal Program.</p>	<p><i>[Residential provisions on page 15]</i>  Development on slopes with an inclination of 25% to 40% shall be permitted if designed to minimize the grading and comply with the slope development provisions of the hillside ordinance and the Carlsbad Local Coastal Program. However, only 50% of the area shall be used for density calculations.</p>
<p><b>2-P.11</b> Consider density and development right transfers in instances where a property owner is preserving open space in excess of normal city requirements for purposes of environmental enhancement, complying with the city's Habitat Management Plan, or otherwise leaving developable property in its natural condition. The density/development potential of the property being left in open space shall be reserved for and used on the remainder of the project site or, through an agreement with the city, may be transferred to another property.</p>	<p><i>[Policy - Residential]</i>  C.3 Consider density and development right transfers in instances where a property owner is preserving open space in excess of normal city requirements or complying with the city's Habitat Management Plan.</p> <p><i>[Residential provisions on pages 15-16]</i>  In instances where a property owner is preserving a significant amount of open space land beyond what would normally be required by city ordinances for purposes of environmental enhancement, compliance with the Habitat Management Plan or otherwise leaving developable property in its natural condition, the City shall consider allowing the density or development potential of the property being preserved to be transferred to another portion of the property or another distinct property. In these instances, the density/development potential of the property being left in open space shall be reserved for and used on the remainder of the land owned by the property owner, or through a negotiated agreement with the City, may be transferred to land owned by another property owner.</p>

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<i>Policies - Residential</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.12</b> Encourage residential uses mixed in conjunction with commercial development on sites with Local Shopping Center, General Commercial, Regional Commercial, and Village designations, provided that “excess” dwelling units are available, pursuant to City Council Policy No. 43, and the findings stated in 2-P.8 are made.	<p><i>[Policy - Residential]</i></p> <p>C.10 Encourage a variety of residential accommodations and amenities in commercial areas to increase the advantages of "close in" living and convenient shopping.</p>
<b>2-P.13</b> Encourage medium to higher density residential uses located in close proximity to commercial services, employment opportunities and major transportation corridors.	<p><i>[Policy - Residential]</i></p> <p>C.5 Locate multi-family uses near commercial centers, employment centers, and major transportation corridors.</p>
<b>2-P.14</b> Require new and, as appropriate, existing master planned and residential specific plan developments to provide usable acres to be designated for community facilities such as daycare, worship, youth and senior citizen activities, educational institutions and schools.	<p><i>[Policy - Residential]</i></p> <p>C.12 Require new master planned developments and residential specific plans of over 100 acres to provide usable acres to be designated for community facilities such as daycare, worship, youth and senior citizen activities. The exact amount of land will be determined by a future amendment to the Planned Community Zone.</p> <p><i>[Policy - Community Facilities]</i></p> <p>C.1 Require new and, as appropriate, existing master plan developments and residential specific plan developments to provide land for a child daycare use and other community facilities uses.</p>
<i>Policies - Commercial and Visitor-Services</i>	
<b>2-P.15</b> Locate commercial land uses as shown on the Land Use Map. Where applications for the re-designation of land to commercial land uses are submitted, these shall be accompanied by a conceptual development plan of the site and a market study that demonstrates the economic viability of using the land in the way being requested, as well as the impact on the viability of commercial uses designated on the Land Use Map that may compete within shared trade areas.	<p><i>[Policy - Commercial]</i></p> <p>C.1 Applications for the re-designation of land to commercial land uses shall be accompanied by a conceptual development plan of the site and a market study that demonstrates the economic viability of using the land in the way being requested. Such studies shall give due consideration to existing and future sites that may compete within shared trade areas.</p>

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<i>Policies - Commercial and Visitor-Services</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.16</b> Except within the Village, commercial development shall occur in the form of discrete shopping centers, as opposed to generalized retail districts or linear “strip commercial” patterns (i.e. long corridors of commercial uses with numerous curb cuts, unsafe intersection spacing, disharmonious architectural styles, and a proliferation of signs).</p>	<p><i>[Policy - Commercial]</i></p> <p>C.15 Strip commercial development (i.e. long corridors of retail/service establishments with numerous curb cuts, inappropriate intersection spacing, disharmonious architectural styles, and a proliferation of signs) shall be discouraged in all areas of the City other than the Village.</p>
<p><b>2-P.17</b> Ensure that all residential areas have convenient access to daily goods and services by locating local shopping centers centrally within their primary trade areas, as defined in Table 2-4. Such trade areas should minimize gaps between or overlaps with the trade areas of other local shopping centers.</p>	<p><i>[Policy - Commercial]</i></p> <p>C.2 Utilize the following guidelines to determine the appropriate spatial distribution of new sites for local shopping centers and to assign associated zoning. In some instances it may not be possible to implement all of these guidelines fully and some degree of flexibility in their application may be required.</p> <p>...</p> <p>2. Locate local shopping centers so that, wherever possible, they are centrally located within their primary trade areas.</p> <p>...</p> <p>4. Citywide, trade areas of centers should abut one another as much as is possible, so as to result in minimal gaps and overlaps. This assures that all areas of the City will have “coverage” by a center, while reducing the propensity for over-commercialization</p>

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<i>Policies - Commercial and Visitor-Services</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.18</b> New master plans and residential specific plans and other large development proposals shall evaluate whether there is a need to include a local shopping center within the development.</p>	<p><i>[Policy - Commercial]</i></p> <p>C.2 Utilize the following guidelines to determine the appropriate spatial distribution of new sites for local shopping centers and to assign associated zoning. In some instances it may not be possible to implement all of these guidelines fully and some degree of flexibility in their application may be required.</p> <p>1. New master plans and residential specific plans and other large development proposals shall evaluate whether there is a need to include a local shopping center within the development, consistent with these guidelines.</p> <p>...</p>
<p><b>2-P.19</b> Locate regional shopping centers on sites that are easily visible and accessible from highways and freeways. Local shopping centers may be adjacent to or integrated into regional centers to also serve the daily convenience needs of customers utilizing the regional shopping center.</p>	<p><i>[Description of Regional Commercial land use; page 20]</i></p> <p>Regional centers draw customers from outside the City and generate interregional traffic. For this reason, such centers are customarily located on a site that is easily visible as well as accessible from interchange points between highways and freeways. Local shopping centers may be adjunct to regional centers to also serve the daily convenience needs of customers utilizing the larger shopping center.</p>
<p><b>2-P.20</b> Limit general commercial development to sites where such uses are appropriate and desirable, provided the development is designed to be architecturally unified and does not result in “strip commercial” development.</p>	<p><i>[Description of General Commercial land use; page 20]</i></p> <p>...it may be appropriate to apply this designation to sites where additional general commercial uses are desirable...The application of this designation to new areas should be undertaken judiciously, so as not to result in strip commercial development.</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Commercial and Visitor-Services</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.21</b> Locate visitor commercial uses near major transportation corridors and proximate to key visitor draws, such as the ocean, lagoons, the Village, LEGOLAND, and businesses in the Palomar Airport Road corridor.</p>	<p><i>[Description of Travel/Recreation Commercial uses; page 20]</i> Travel/recreation commercial uses are generally located near major transportation corridors or recreational and resort areas such as spas, hotels, beaches or lagoons.</p> <p><i>[Policy - Commercial]</i> C.12 Orient travel/recreation commercial areas along the I-5 corridor, in the Village, or near resort/recreation areas.</p>
<p><b>2-P.22</b> Build and operate commercial uses in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:</p> <ol style="list-style-type: none"> <li>Controlling lights, signage, and hours of operation to avoid adversely impacting surrounding uses.</li> <li>Requiring adequate landscaped buffers between commercial and residential uses.</li> <li>Providing bicycle and pedestrian links between commercial centers and surrounding residential uses, and providing bicycle-parking racks.</li> <li>Ensuring building mass does not adversely impact surrounding residences.</li> </ol>	<p><i>[Policy - Commercial]</i> C.3 Build, and operate local shopping centers in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:</p> <ol style="list-style-type: none"> <li>Controlling lights, signage, and hours of operation to avoid adversely impacting surrounding uses.</li> <li>Requiring adequate landscaped buffers between commercial and residential uses.</li> <li>Providing bicycle and pedestrian links between proposed local commercial centers and surrounding residential uses.</li> </ol>

**Comparison Table 1 – Land Use and Community Design Element**

PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT	EXISTING LAND USE ELEMENT
<i>Policies - Commercial and Visitor-Services</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.23</b> Ensure that commercial development is designed to include:</p> <ul style="list-style-type: none"> <li>a. Integrated landscaping, parking, signs, and site and building design</li> <li>b. Common ingress and egress, safe and convenient access and internal circulation, adequate off-street parking and loading facilities. Each commercial site should be easily accessible by pedestrians, bicyclists, and automobiles to nearby residential development.</li> <li>c. Architecture that emphasizes establishing community identity while presenting tasteful, dignified and visually appealing designs compatible with their surroundings.</li> <li>d. A variety of courtyards and pedestrian ways, bicycle facilities, landscaped parking lots, and the use of harmonious architecture in the construction of buildings.</li> </ul>	<p><i>[Objective - Commercial]</i></p> <p>B.3 To establish and maintain commercial development standards to address landscaping, parking, signs, and site and building design, to ensure that all existing and future commercial developments are compatible with surrounding land uses.</p> <p><i>[Policies - Commercial]</i></p> <p>C.4 Comprehensively design all commercial development to address common ingress and egress, adequate off-street parking and loading facilities. Each commercial site should be easily accessible by pedestrians, bicyclists, and automobiles to nearby residential development.</p> <p>C.6 Ensure that commercial architecture emphasizes establishing community identity while presenting tasteful, dignified and visually appealing designs compatible with their surroundings.</p> <p>C.8 Ensure that all commercial development provides a variety of courtyards and pedestrian ways, bicycle trails, landscaped parking lots, and the use of harmonious architecture in the construction of buildings.</p>
<p><b>2-P.24</b> When “community” tenants (see Table 2-4, earlier) are included in a local shopping center, they must be fully integrated into the overall function and design of the center, including the architecture, internal circulation and landscaping. The inclusion of such tenants should complement, not supplant the principal function of the center, which is to provide local goods and services.</p> <ul style="list-style-type: none"> <li>a. No community “anchor” tenant may be built as a stand-alone building. It must share (or appear to share) walls and its building facade with other tenants in the center.</li> <li>b. No community “anchor” tenant or secondary tenant may feature corporate architecture or logos (excluding signage) that is not integrated into the overall design of the center.</li> </ul>	<p><i>[Policy - Commercial]</i></p> <p>C.7 When “community” tenants (see Table 3, earlier) are included in a local shopping center, they must be fully integrated into the overall function and design of the center, including the architecture, internal circulation and landscaping. The inclusion of such tenants should complement, not supplant the principal function of the center, which is to provide local goods and services.</p> <ul style="list-style-type: none"> <li>1. No community “anchor” tenant may be built as a stand-alone building. It must share (or appear to share) walls and its building facade with other tenants in the center.</li> <li>2. Neither community “anchor” tenants nor secondary tenants may feature corporate architecture or logos (excluding signs).</li> </ul>



**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Industrial and Office</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.25</b> Limit general industrial development within the community to those areas and uses with adequate transportation access. These areas should be compatible with surrounding land uses including residential neighborhoods.	<i>[Policy - Industrial]</i> C.2 Limit general industrial development within the community to those areas and uses with adequate transportation access. These areas should be appropriate to and compatible with surrounding land uses including the residential community.
<b>2-P.26</b> The physical development of industrial areas shall ensure compatibility among a diverse range of industrial establishments.	<i>[Policy - Industrial]</i> C.6 Ensure that the physical development of industrial areas recognizes the need for compatibility among the industrial establishments involved and does not permit incompatible uses.
<b>2-P.27</b> Include provisions in the Zoning Ordinance to allow service and support uses in areas designated Planned Industrial; such uses may include but are not limited to commercial/retail uses that support planned industrial uses, office uses, places of worship, recreation facilities, education facilities, conference facilities, daycare centers, short-term lodging, and other service uses.	<i>[Policy - Industrial]</i> C.9 Include provisions in the Planned Industrial (P-M) zone for ancillary commercial/retail, office, places of worship, recreational, and other service uses. These include, but are not limited to, commercial/retail services which are accessory to the primary use, conference facilities, churches, daycare centers, recreation facilities, educational facilities, and short-term lodging.
<b>2-P.28</b> Require new industrial development to be located in modern, attractive, well-designed and landscaped industrial parks in which each site adequately provides for internal traffic, parking, loading, storage, and other operational needs.	<i>[Policy - Industrial]</i> C.10 Require new industrial development to be located in modern, attractive, well-designed and landscaped industrial parks in which each site adequately provides for internal traffic, parking, loading, storage, and other operational needs.
<b>2-P.29</b> Regulate industrial land uses on the basis of performance standards, including, but not limited to noise, air quality, odor, and glare.	<i>[Policies - Industrial]</i> C.11 Regulate industrial land uses on the basis of performance standards, including, but not limited to, noise, emissions, and traffic. C.12 Control nuisance factors (noise, smoke, dust, odor and glare) and do not permit them to exceed city, state and federal standards.
<b>2-P.30</b> Require private industrial developers to provide for the recreational needs of employees working in the industrial area.	<i>[Policy - Industrial]</i> C.13 Require private industrial developers to provide for the recreational needs of employees working in the industrial area.

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Industrial and Office</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.31</b> Do not permit general or medical office uses on sites designated for industrial use, unless the site is re-designated through a General Plan amendment to the office or a commercial land use designation; approval of such re-designations shall be based on consideration of the following criteria:</p> <ul style="list-style-type: none"> <li>a. Contiguity with other established general or medical office uses, or an office or commercial zone;</li> <li>b. Separation from industrial uses, where establishment of a medical office use would not preclude establishment or continuation of an industrial use within the zone where industrial uses are intended to be located; and</li> <li>c. Location. It is preferable that general or medical office uses be located on sites that can be accessed without negatively impacting traffic on industrial streets;</li> </ul>	
<i>Policies - Agriculture</i>	
<b>2-P.32</b> Allow for agricultural uses throughout the city.	<p><i>[Objective - Agriculture]</i></p> <p>B.1 To permit agricultural land uses throughout the City.</p>
<b>2-P.33</b> Ensure the existing Flower Fields remain in flower production by utilizing all available methods and programs, including grants and other outside financial assistance.	<p><i>[Policy - Agriculture]</i></p> <p>C.3 The City shall utilize all existing programs and land use protections and explore possible new grant programs and other outside financial assistance to keep the existing Flower Fields in permanent farming and flower production.</p>
<b>2-P.34</b> Encourage soil and water conservation techniques in agricultural activities.	<p><i>[Policy - Agriculture]</i></p> <p>C.6 Encourage soil and water conservation techniques in agricultural activities</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - McClellan-Palomar Airport</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.35</b> Require new development located in the Airport Influence Area (AIA) to comply with applicable land use compatibility provisions of the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP) through review and approval of a site development plan, or other development permit. Unless otherwise approved by City Council, development proposals must be consistent or conditionally consistent with applicable land use compatibility policies with respect to noise, safety, airspace protection, and overflight notification, as contained in the McClellan-Palomar ALUCP. Additionally, development proposals must meet Federal Aviation Administration (FAA) requirements with respect to building height as well as the provision of obstruction lighting when appurtenances are permitted to penetrate the transitional surface (a 7:1 slope from the runway primary surface). Consider San Diego County Airport Land Use Commission recommendations in the review of development proposals.</p>	<p><i>[Policy - Airport]</i></p> <p>C.1 Require new development located in the Airport Influence Area (AIA) to comply with applicable land use compatibility provisions of the McClellan-Palomar Airport Land Use Compatibility Plan through review and approval of a site development plan, planned industrial permit, or other development permit. Unless otherwise approved by City Council, development proposals must be found by the local decision-making body to be consistent or conditionally consistent with applicable land use compatibility policies with respect to noise, safety, airspace protection, and overflight notification, as contained in the McClellan-Palomar Airport Land Use Compatibility Plan. Additionally, development proposals must meet FAA requirements with respect to building height as well as the provision of obstruction lighting when appurtenances are permitted to penetrate the transitional surface (a 7:1 slope from the runway primary surface). Consider San Diego County Airport Land Use Commission recommendations in the review of development proposals.</p>
<p><b>2-P.36</b> Coordinate with the San Diego County Airport Land Use Commission and the FAA to protect public health, safety and welfare by ensuring the orderly operation of the airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.</p>	<p><i>[Policy - Airport]</i></p> <p>C.2 Coordinate with the San Diego County Airport Land Use Commission and the Federal Aviation Administration to protect public health, safety and welfare by ensuring the orderly operation of the Airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.</p>
<p><b>2-P.36</b> Coordinate with the San Diego County Airport Land Use Commission and the FAA to protect public health, safety and welfare by ensuring the orderly operation of the airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.</p>	<p><i>[Policy - Airport]</i></p> <p>C.2 Coordinate with the San Diego County Airport Land Use Commission and the Federal Aviation Administration to protect public health, safety and welfare by ensuring the orderly operation of the Airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - McClellan-Palomar Airport</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.37</b> Prohibit the geographic expansion of McClellan-Palomar Airport unless approved by a majority vote of the Carlsbad electorate. (Section 21.53.015, Carlsbad Municipal Code.)	<i>[Objective - Airport]</i> B.2 To prohibit the expansion of McClellan-Palomar Airport unless approved by a majority vote of the Carlsbad electorate. (Section 21.53.015, Carlsbad Municipal Code.)
<i>Policies - Community Character and Design</i>	
<b>2-P.38</b> Establish development standards that will preserve natural features and characteristics, especially those within coastal, hillside and natural habitat areas.	<i>[Policy - Overall Land Use Pattern]</i> C.2 Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or hillside areas.
<b>2-P.39</b> Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses along the interface of different residential density and non-residential intensity categories. Special attention should be given to buffering and transitional methods, especially, when reviewing properties where different residential densities or land uses are involved.	<i>[Policy - Overall Land Use Pattern]</i> C.3 Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses along the interface of different density categories. Special attention should be given to buffering and transitional methods, especially, when reviewing properties where different residential densities or land uses are involved.
<b>2-P.40</b> Ensure that development on hillsides, where permitted pursuant to the hillside development regulations of the Zoning Ordinance, is designed to preserve and/or enhance the visual quality of the pre-existing topography.	<i>[Policy - Residential]</i> C.14 Ensure that all hillside development is designed to preserve the visual quality of the pre-existing topography.
<b>2-P.41</b> Where feasible, locate development away from visible ridges; larger buildings, such as large retail stores and office and industrial development, should be arranged to minimize the buildings' visual appearance from major transportation corridors and vistas.	
<b>2-P.42</b> Encourage clustering of development to preserve natural terrain and maximize open space areas around developments.	<i>[Policy - Residential]</i> C.6 Encourage cluster-type housing and other innovative housing design that provides adequate open space areas around multi-family developments, especially when located adjacent to commercial or industrial development.

**Comparison Table 1 – Land Use and Community Design Element**

PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT	EXISTING LAND USE ELEMENT
<i>Policies - Community Character and Design</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.43</b> Evaluate each discretionary application for development of property with regard to the following specific criteria:</p> <ol style="list-style-type: none"> <li>Site design and layout of the proposed buildings in terms of size, height and location, to foster harmony with landscape and adjacent development.</li> <li>Site design and landscaping to provide buffers and screening where appropriate, conserve water, and reduce erosion and runoff.</li> <li>Building design that enhances neighborhood quality, and incorporates considerations of visual quality from key vantage points, such as major transportation corridors and intersections, and scenic vistas.</li> <li>Site and/or building design features that will reduce greenhouse gas emissions over the life of the project, as outlined in the Climate Action Plan.</li> <li>Provision of public and/or private usable open space and/or pathways designated in the Open Space, Conservation, and Recreation Element.</li> <li>Contributions to and extensions of existing systems of streets, foot or bicycle paths, trails, and the greenbelts provided for in the Mobility, and Open Space, Conservation, and Recreation elements of the General Plan.</li> <li>Compliance with the performance standards of the Growth Management Plan.</li> <li>Development proposals which are designed to provide safe, easy pedestrian and bicycle linkages to nearby transportation corridors.</li> <li>Provision of housing affordable to lower and/or moderate-income households.</li> <li>Policies and programs outlined in Local Coastal Program where applicable.</li> <li>Consistency with applicable provisions of the Airport Land Use Compatibility Plan for McClellan-Palomar Airport.</li> </ol>	<p><i>[Policies - Overall Land Use Pattern]</i></p> <p>C.6 Review the architecture of buildings with the focus on ensuring the quality and integrity of design and enhancement of the character of each neighborhood.</p> <p>C.7 Evaluate each application for development of property with regard to the following specific criteria:</p> <ol style="list-style-type: none"> <li>Site design quality which may be indicated by the harmony of the proposed buildings in terms of size, height and location, with respect to existing neighboring development.</li> <li>Site design quality which may be indicated by the amount and character of landscaping and screening.</li> <li>Site design quality which may be indicated by the arrangement of the site for efficiency of circulation, or on-site and off-site traffic safety, privacy, etc.</li> <li>The provision of public and/or private usable open space and/or pathways designated in the Open Space and Parks and Recreation Elements.</li> <li>Contributions to and extensions of existing systems of foot or bicycle paths, equestrian trails, and the greenbelts provided for in the Circulation, Parks and Recreation and Open Space Elements of the General Plan.</li> <li>Compliance with the performance standards of the Growth Management Plan.</li> <li>Development proposals which are designed to provide safe, easy pedestrian and bicycle linkages to nearby transportation corridors.</li> <li>The provision of housing affordable to lower and/or moderate income households.</li> <li>Policies and programs outlined in Local Coastal Programs where applicable.</li> </ol>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Community Character and Design</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.44</b> Require new residential development to provide pedestrian and bicycle linkages, when feasible, which connect with nearby shopping centers, community centers, parks, schools, points of interest, major transportation corridors and the Carlsbad Trail System.	<i>[Policy - Residential]</i> C.11 Require new residential development to provide pedestrian and bicycle linkages, when feasible, which connect with nearby community centers, parks, schools, points of interest, major transportation corridors and the proposed Carlsbad Trail System.
<b>2-P.45</b> At the time existing shopping centers are renovated or redeveloped, where feasible, require connections to existing residential neighborhoods through new pedestrian pathways and entrances, mid-block crossings, new or wider sidewalks, and pedestrian-scaled street lighting.	
<b>2-P.46</b> Enhance walkability on a citywide scale by installing benches and transit shelters and adding landscaping, way finding and pedestrian-scaled lighting. Consider ways to improve rail and freeway overpass/ underpass areas, with lighting, sidewalk improvements and art installations.	
<b>2-P.47</b> In design requirements for sites adjacent to pedestrian-oriented streets, consider how buildings address the street, through ample windows for display, outdoor eating areas, entryway design options and attractive signage.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Beach Access and Waterfront Activity</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.48</b> Improve beach access through a variety of mechanisms, including:</p> <ul style="list-style-type: none"> <li>a. In the Village and adjacent areas, identify the primary pedestrian connections and entrances to the beach through signage, a consistent landscaping scheme, change in paving materials, wider sidewalks and preservation of view corridors. Identify opportunities for additional access points as improved connectivity and facilities are provided, particularly if new beachfront activity areas are established.</li> <li>b. In the Barrio neighborhood, provide a pedestrian crossing under or over the rail corridor at Chestnut Avenue.</li> <li>c. Identify and implement more frequent pedestrian crossings along Carlsbad Boulevard. Identify and prioritize crossings from residential neighborhoods and existing bicycle and pedestrian trails.</li> </ul>	
<p><b>2-P.49</b> Promote development of new activity centers along the ocean waterfront—places where people can eat, shop, recreate and connect with the ocean while taking in the views of the sand, water and sunset. Potential locations for this include the Carlsbad Boulevard/Agua Hedionda Center (see Figure 2-2); near the intersection of Palomar Airport Road and Carlsbad Boulevard; the Ponto area; and other appropriate sites that may provide opportunities for the development of activity centers.</p>	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Beach Access and Waterfront Activity</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.50</b> Work with the California Parks Department to enhance recreation, public access, and activity in the Carlsbad Boulevard coastal corridor. Land could be made available by realigning the southbound lanes of Carlsbad Boulevard and by reconfiguring the Palomar Airport Road / Carlsbad Boulevard intersection. The principle objectives are to improve coastal access for all; conserve coastal resources; enhance public safety, including addressing threats to the campground from bluff erosion and sea level rise; and create additional recreational opportunities, waterfront amenities and services, including modernization and expansion of the campgrounds to serve as lower-cost visitor and recreational facilities.</p>	
<p><b>2-P.51</b> Plan and design Carlsbad Boulevard and adjacent public land (Carlsbad Boulevard coastal corridor) according to the following guiding principles:</p> <ul style="list-style-type: none"> <li>a. Carlsbad Boulevard shall become more than a road. This transportation corridor shall provide for recreational, aesthetic and community gathering opportunities that equal the remarkable character of the land.</li> <li>b. Community safety shall be a high priority. Create destination that provides a safe public environment to recreate.</li> <li>c. Strategic public access and parking is a key to success. Development shall capitalize on opportunities to add/enhance multiple public access points and public parking for the beach and related recreational amenities.</li> <li>d. Open views are desirable and important to maintaining the character of the area. Preservation and enhancement of views of ocean, lagoons, and other water bodies and beaches shall be a high priority in road, landscaping, and amenity design and development.</li> </ul>	



**Comparison Table 1 – Land Use and Community Design Element**

PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT	EXISTING LAND USE ELEMENT
<i>Policies - Beach Access and Waterfront Activity</i>	<i>Goals, Objectives and Policies</i>
<p>e. Enhance the area’s vitality through diversity of recreational land uses. Carlsbad Boulevard development shall provide for amenities, services and goods that attract a diversity of residents and visitors.</p> <p>f. Create vibrant and sustainable public spaces. Development shall provide for unique and vibrant coastal gathering spaces where people of all age groups and interests can gather to enjoy recreational and environmental amenities and supporting commercial uses.</p> <p>g. Connect community, place and spirit. Design shall complement and enhance connectivity between existing community and regional land uses.</p> <p>h. Environmentally sensitive design is a key objective. Environmentally sensitive development that respects existing coastal resources is of utmost importance.</p> <p>i. A signature scenic corridor shall be created through design that honors the coastline’s natural beauty. The resulting improvements will capture the ‘essence’ of Carlsbad; making it a special place for people from throughout the region with its natural beauty and vibrant public spaces. Properly carried out, the realigned boulevard will maximize public views and encourage everyone to slow down and enjoy the scenery.</p> <p>j. Reimagining of Carlsbad Boulevard shall be visionary. The reimagined Carlsbad Boulevard corridor will incorporate core community values articulated in the Carlsbad Community Vision by providing: a) physical connectivity through multi-modal mobility improvements including bikeways, pedestrian trails, and a traffic-calmed street; b) social connectivity through creation of memorable public spaces; and c) economic vitality through a combination of visitor and local-serving commercial, civic, and recreational uses and services.</p>	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Beach Access and Waterfront Activity</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.52</b> Work with the California Parks Department to provide beachfront amenities such as water fountains, bathrooms, and showers; ensure these are designed to be unobtrusive and harmonious with the natural character of the area.	
<i>Policies - Community Connectedness</i>	
<b>2-P.53</b> Integrate disparate master planned communities and neighborhoods into a cohesive whole, by establishing streetscape schemes along key connector streets and arterials.	
<b>2-P.54</b> Encourage use of public space and rights-of-way for periodic community events such as farmers markets, street fairs, and athletic events.	
<i>Policies - Growth Management and Public Facilities</i>	
<b>2-P.55</b> Ensure the dwelling unit limitations of the Growth Management Plan are adhered to when approving any residential General Plan amendment, zone change, tentative subdivision map or other discretionary permit.	<p><i>[Policy - Growth Management]</i></p> <p>C.8 Ensure that the dwelling unit limitation of the City's Growth Management Plan is adhered to by annual monitoring and reporting. The City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in development above the limit. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.</p>
<b>2-P.56</b> Require compliance with Growth Management Plan public facility performance standards, as specified in the Citywide Facilities and Improvements Plan, to ensure that adequate public facilities are provided prior to or concurrent with development.	<p><i>[Policies - Growth Management]</i></p> <p>C.2 Require compliance with the following public facility performance standards, adopted September 23, 1986, to ensure that adequate public facilities are provided prior to or concurrent with development...</p> <p>C.3 Ensure that funding for necessary public service and facilities is guaranteed prior to any development approvals</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Growth Management and Public Facilities</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.57</b> Coordinate future development with the Capital Improvement Program (CIP) to ensure adequate funding for needed facilities and services; and prioritize the funding of CIP projects to provide facilities and services to infill areas, in transit priority or planned smart growth areas, and areas where existing deficiencies exist.</p>	<p><i>[Policies - Growth Management]</i></p> <p>C.4 Coordinate the type, location, and amount of growth in the City with the City's Capital Improvement Program (CIP) to ensure that adequate funding is available to provide service and facilities.</p> <p>C.5 Prioritize the funding of projects in the Capital Improvement Program to provide facilities and services to infill areas in the City or areas where existing deficiencies exist.</p>
<p><b>2-P.58</b> Maintain the Growth Management monitoring and annual reporting program, which: a) monitors the number of existing and future dwelling units compared to the growth management dwelling unit limitations, and b) measures the city's public service requirements against the rate of physical growth. Use this information to establish priorities for capital improvement funding, and when considering development requests.</p>	<p><i>[Policy - Growth Management]</i></p> <p>C.6 Maintain the Growth Monitoring Program which gives the City the ability to measure its public service requirements against the rate of physical growth. This information should be used when considering developmental requests and will allow the City to set its own direction for growth and establish priorities for capital improvement funding.</p>
<p><b>2-P.59</b> The City Council or the Planning Commission shall not find that all necessary public facilities will be available concurrent with need as required by the Growth Management Plan unless the provision of such facilities is guaranteed. In guaranteeing that the facilities will be provided, funding shall be available for the necessary facilities prior to approval of development permits, and emphasis shall be given to ensuring a balanced circulation system, schools, parks, libraries, open space and recreational amenities. Public facilities may be added, however, the City Council shall not materially reduce public facilities without making corresponding reductions in residential capacity.</p>	<p><i>[Policy - Growth Management]</i></p> <p>C.7 The City Council or the Planning Commission shall not find that all necessary public facilities will be available concurrent with need as required by the Public Facilities Element and the City's Growth Management Plan unless the provision of such facilities is guaranteed. In guaranteeing that the facilities will be provided emphasis shall be given to ensuring good traffic circulation, schools, parks, libraries, open space and recreational amenities. Public facilities may be added. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - The Cannon Road Open Space, Farming and Public Use Corridor</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.60</b> In coordination with land owners, provide for the protection and preservation of environmental and agricultural resources in the corridor area by permitting only:</p> <ul style="list-style-type: none"> <li>a. Open space</li> <li>b. Farming and other related agricultural support uses, including flower and strawberry production and commercial support uses.</li> <li>c. Public trails</li> <li>d. Active and passive parks, recreation and similar public and private facilities (except on the existing Flower Fields)</li> <li>e. Electrical Transmission Facilities</li> </ul>	<p><i>[Objective - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>B.4 To provide for the protection and preservation of environmental resources in the area in coordination with landowners.</p> <p><i>[Policy - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>C.1 Protect and preserve this area as an open space corridor. Permit only open space, farming and compatible public uses in the area. Permitted uses shall be as follows:</p> <ul style="list-style-type: none"> <li>(1) Open Space</li> <li>(2) Farming and other related agricultural support uses including flower and strawberry production</li> <li>(3) Public trails</li> <li>(4) Active and Passive park, recreation and similar public and private use facilities (except on the existing Flower Fields)</li> <li>(5) Electrical Transmission Facilities</li> </ul>
<p><b>2-P.61</b> Prohibit residential uses. Commercial, and industrial uses are also prohibited in the corridor area, unless such uses are normally associated with or in support of farming operations and open space uses.</p>	<p><i>[Policies - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>C.2 Prohibit residential development in the area.</p> <p>C.3 Prohibit commercial and industrial-type uses in the area other than those normally associated with farming operations and open space uses.</p>
<p><b>2-P.62</b> Enhance public access and public use in the area by allowing compatible public trails, community gathering spaces and public and private, active and passive park and recreation uses.</p>	<p><i>[Policy - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>C.4 Enhance public access and public use in the area by allowing compatible public trails, community gathering spaces and public and private, active and passive park and recreation uses.</p>
<p><b>2-P.63</b> Allow farming to continue in the area for as long as economically viable for the landowner.</p>	<p><i>[Policy - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>C.5 Allow farming to continue in the area for as long as economically viable for the landowner.</p>
<p><b>2-P.64</b> Utilize all existing programs and land use protections and explore possible new mechanisms to keep the existing Flower Fields in production.</p>	<p><i>[Policy - Cannon Road Open Space, Farming and Public Use Corridor]</i></p> <p>C.6 Utilize all existing programs and land use protections and explore possible new mechanisms to keep the existing Flower Fields in production.</p>

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Village</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.65</b> The Village Master Plan and Design Manual is the guide for land use planning and design in the Village. Comprehensively update the Village Master Plan and Design Manual as necessary to implement the goals and policies of the General Plan.	<i>[Objective - Village]</i> To implement the Carlsbad Village Master Plan, a comprehensive plan to address the unique residential and commercial needs of this segment of the community.
<b>2-P.66</b> Seek an increased presence of both residents and activity in the Village with new development, particularly residential, including residential as part of mixed-use development, as well as commercial, entertainment and cultural uses that serve both residents and visitors.	<i>[Policies - Village]</i> C.1 Provide a variety of commercial and tourist recreational activities in the Village, especially close to the beach, in connection with special entertainment facilities, restaurants and other uses which will foster the community concept.  C.4 Promote inclusion of housing opportunities in the Village as part of a mixed-use concept
<b>2-P.67</b> Seek ways of strengthening existing establishments through façade and streetscape improvements, upgraded public and private landscaping and aesthetically upgraded signage and way-finding. Encourage outdoor dining, sidewalk cafes and limited outdoor displays of merchandise to enliven street-level activity.	<i>[Policy - Village]</i> C.3 Seek ways of strengthening existing establishments through facade and streetscape improvements, upgraded public and private landscaping and aesthetically-upgraded signage
<b>2-P.68</b> Enhance the walkability and pedestrian orientation of the Village, including along Carlsbad Village Drive, to enhance the small, beach town atmosphere and improve access to and utilization of transit.	
<b>2-P.69</b> Enhance connections with the Barrio through streetscape improvements—including street trees, improved sidewalks, lighting and signage—and potentially mixed-use development along Roosevelt Street.	
<b>2-P.70</b> Encourage public art and community gatherings through a wide range of visual and physical forms—from banners on light posts, paving and artwork on sidewalks, light displays at night, music, and sculptures, to the design and shaping of public spaces and space plazas—all of which set the stage for people to gather, play, and observe. Build on existing activities and events and incorporate cultural facilities, the beach, and a waterfront area where public art could be showcased.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Village</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.71</b> Address parking demand by finding additional areas to provide parking for the Village and beach areas, and by developing creative parking management strategies, such as shared parking, maximum parking standards, “smart” metering, utilizing on-street parking for re-use of existing buildings, etc.	[Village Policy] C.2 Attempt to acquire additional parking areas in the Village and beach area.
<b>2-P.72</b> Support Village revitalization by developing and implementing programs, policies and financing mechanisms to spur local investment and foot traffic, and increase private and public revenues in the Village through partnerships with property owners, businesses and other stakeholders (e.g. business organizations, local non-profit organizations, and residents).	
<i>Policies Barrio</i>	
<b>2-P.73</b> Promote new investment by allowing opportunities for medium and high-density infill residential development, strategically located in the neighborhood consistent with the Land Use Map. Ensure that development is designed to enhance neighborhood quality, character, and vitality, and is sensitive to historic and cultural resources.	
<b>2-P.74</b> Focus revitalization efforts on renovations and façade improvements as well as enhancing the physical infrastructure of the community.	
<b>2-P.75</b> Create a cohesive, pedestrian-scale streetscape that includes improved sidewalks, streetscape, signage and way-finding, and which celebrates the Barrio’s heritage and provides better connections between the Barrio and Village and across the railroad at Chestnut Avenue.	
<b>2-P.76</b> Foster development of community gathering spaces and a great public realm, such as by reclaiming portions of wide streets for sidewalks, curb bulb-outs, and small plazas in order to create a more pedestrian- friendly experience and encourage interaction among neighbors.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies Barrio</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.77</b> Prepare design, development, and parking standards that protect, enhance and provide flexibility to enhance neighborhood quality and character.	
<b>2-P.78</b> Develop cooperative neighborhood enhancement programs with the Barrio community that will result in improved resident connections, neighborhood dynamics and enhanced sense of community through better private-public liaison efforts and focus on completion of neighborhood desired improvements. These programs should be coordinated with Village revitalization efforts.	

**Comparison Table 1 – Land Use and Community Design Element**

PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT	EXISTING LAND USE ELEMENT
<i>Policies - Carlsbad Boulevard/Agua Hedionda Center</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.79</b> West of the railroad tracks:</p> <ul style="list-style-type: none"> <li>Decommission, demolish, remove and remediate the Encina Power Station site, including the associated structures, the black start unit and exhaust stack according to the provisions of a settlement agreement dated January 14, 2014, between and among the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&amp;E).</li> <li>The desalination plant shall remain on approximately 11 acres (six acres for the desalination plant and approximately five acres of non-exclusive easements) west of the railroad tracks.</li> <li>Redevelop the Encina Power Station site, along with the SDG&amp;E North Coast Service Center site, with a mix of visitor-serving commercial uses, such as retail and hotel uses, and with new community-accessible open spaces along Agua Hedionda Lagoon and the waterfront (Carlsbad Boulevard). Encourage community gathering spaces, outdoor dining, and other features to maximize potential views of the ocean and the lagoon. Encourage shared parking arrangements so that a greater proportion of development can be active space rather than parking.</li> <li>Determine specific uses, development standards, infrastructure, public improvements, site planning and amenities through a comprehensive planning process (e.g., specific plan, master plan, etc.) resulting in a redevelopment plan approved by the City Council. The redevelopment plan boundaries should include the Encina Power Station and the SDG&amp;E North Coast Service Center sites.</li> <li>Work with SDG&amp;E to identify a mutually acceptable alternative location for its North Coast Service Center. Work with SDG&amp;E, as part of a long-term plan, to identify and ultimately permit an alternate site for its Encina substation.</li> </ul>	



**Comparison Table 1 – Land Use and Community Design Element**

PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT	EXISTING LAND USE ELEMENT
<i>Policies - Carlsbad Boulevard/Agua Hedionda Center</i>	<i>Goals, Objectives and Policies</i>
<p><b>2-P.80</b> Between I-5 and the railroad tracks:</p> <ul style="list-style-type: none"> <li>• Support construction of a new power plant as described in a settlement agreement dated January 14, 2014, between and among the City of Carlsbad and the Carlsbad Municipal Water District (CMWD), Cabrillo Power I LLC and Carlsbad Energy Center LLC, and San Diego Gas and Electric Company (SDG&amp;E). The new power plant will include the following characteristics: <ul style="list-style-type: none"> <li>– Power output will be limited to approximately 600 megawatts and will be constructed and operated utilizing peaker-plant technology (rather than as a base load or combined-cycle facility).</li> <li>– The power plant will not operate between the hours of midnight and 6 a.m., except to the extent reasonably required for reliability-related purposes or as otherwise required by the ISO tariff.</li> <li>– Generator units will be placed below grade to minimize the power plant’s visual profile.</li> <li>– The power plant will utilize current peaker-plant technology that significantly reduces noise, air pollutant and greenhouse gas emissions, and eliminates the use of ocean water for cooling.</li> <li>– Other features as described in said settlement agreement.</li> </ul> </li> <li>• Provide an open space buffer along the lagoon’s south shore between the railroad tracks and I-5.</li> </ul>	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Plaza Camino Real</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.81</b> Promote redevelopment or reuse of Plaza Camino Real as a vital, community-wide commercial destination, and encourage a pedestrian orientation. Leverage the city's parking-lot ownership to encourage residential uses to be part of the land use mix.	
<i>Policies - Sunny Creek Commercial</i>	
<b>2-P.82</b> Foster development of this site as a mixed-use neighborhood center, with a local shopping center along El Camino Real that provides amenities for the surrounding neighborhoods, which include residential uses at a density of 8 to 15 dwelling units per acre to the north and west of the shopping center. Residential and commercial uses should be integrated in a walkable setting.	
<i>Policies - Palomar Corridor</i>	
<b>2-P.83</b> Reinforce the existing base of planned industrial uses with a strong cluster of bio- and high-technology sectors, and attract emerging technologies such as green industries.	
<b>2-P.84</b> Allow clusters of office use in pockets shown on the Land Use Map. Ensure that the Zoning Ordinance incorporates criteria regulating the use of hazardous materials around the sites shown for office uses.	
<b>2-P.85</b> Allow small pockets of higher density residential at the edges of the corridor, as shown on the Land Use Map, to enable residents to live closer to jobs, with opportunities for enhanced bicycle and pedestrian paths that link residential and employment uses. Ensure that residential uses incorporate noise attenuation criteria in accordance with the Airport Land Use Compatibility Plan.	
<i>Policies - Ponto/Southern Waterfront</i>	
<b>2-P.86</b> Allow development of the Ponto area with land uses that are consistent with those envisioned in the Ponto Beachfront Village Vision Plan.	

**Comparison Table 1 – Land Use and Community Design Element**

<b>PROPOSED LAND USE AND COMMUNITY DESIGN ELEMENT</b>	<b>EXISTING LAND USE ELEMENT</b>
<i>Policies - Ponto/Southern Waterfront</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.87</b> Promote development of activity centers with restaurants, cafes and shopping on the eastern side of Carlsbad Boulevard, as opportunities arise.	
<i>Policies - Murphy</i>	<i>Goals, Objectives and Policies</i>
<b>2-P.88</b> Allow the property's overall residential development capacity, as indicated by the land use designations on the Land Use Map, to be clustered toward the northern portion of the site to create an open space buffer and recreational trail on the southerly third of the site.	

## Comparison Table 2 – Mobility Element

The following lists all goals and policies proposed in the draft General Plan Mobility Element and identifies the related existing General Plan Circulation Element goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New goals and policies numbers are listed below and are highlighted in the comparison table.

New Goals and Policies:

Goals: 3-G.5

Policies: 3-P.1, 3-P.3, 3-P.4, 3-P.6 to 11, 3-P.13, 3-P.14, 3-P.16 to 18, 3-P.20, 3-P.21, 3-P.23, 3-P.25 to 34, 3-P.36, 3-P.39

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Goals</i>	<i>Goals, Objectives, Policies and Programs</i>
3-G.1 Keep Carlsbad moving with livable streets that provide a safe, balanced, cost-effective, multi-modal transportation system, accommodating the mobility needs of all community members, including children, the elderly and the disabled.	<i>[Goal – Streets and Traffic Control]</i> A.1 A City with an integrated transportation network serving local and regional needs which accommodates a variety of different travel modes based on safety, convenience, attractiveness, costs, environmental and social impacts.
	<i>[Goal – Streets and Traffic Control]</i> A.6 A City with streets designed to balance vehicular requirements with the needs of all pedestrians including children, the elderly and the disabled.
	<i>[Goal – Streets and Traffic Control]</i> A.8 A City with a circulation system that promotes alternative transportation such as walking, bicycling and public transportation.
	<i>[Goal – Alternative Modes of Transportation]</i> A City which promotes, encourages, and accommodates a variety of transportation modes as alternatives to the automobile.
	<i>[Objective – Alternative Modes of Transportation]</i> B.1 To provide infrastructure and facilities necessary to accommodate pedestrians, bicycles, and other non-automobile modes of transportation.
3-G.2 Improve connectivity for residents, visitors and businesses.	<i>[Goal – Streets and Traffic Control]</i> A.3 A City with a comprehensive network of streets that maximize access to all neighborhoods and land uses.
3-G.3 Provide inviting streetscapes that encourage walking and promote livable streets.	<i>[Goal – Streets and Traffic Control]</i> A.5 A City with inviting streetscapes that encourage walking and promote a sense of neighborhood in residential developments.
3-G.4 Manage and “right size” parking to support all modes of transportation and ensure efficient use of land.	

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Goals</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-G.5</b> Implement transportation demand and traffic signal management techniques to improve mobility.	<i>[Objective – Regional Circulation Considerations]</i> B.1 To develop programs and strategies for Transportation Demand Management consistent with the San Diego Regional Air Quality Strategy.
<b>3-G.6</b> Protect and enhance the visual, environmental and historical characteristics of Carlsbad through sensitive planning and design of scenic transportation corridors.	<i>[Goal – Scenic Roadways]</i> A City which preserves and enhances the visual, environmental and historical characteristics of the local community through sensitive planning and design of transportation and utility corridors.
<b>3-G.7</b> Provide for the safe and efficient movement of goods throughout the city.	<i>[Objective – Streets and Traffic Control]</i> B.2 To design streets for the safe and efficient movement of people, goods and services in the most environmentally sound manner possible.
<i>Policies - Street Typology and Multimodal Levels of Service</i>	
<b>3-P.1</b> Implement a comprehensive livable streets network. This network, as outlined in Table 3-1 and shown on Figure 3-1, prioritizes transportation modes by street typology and accessibility to users of the system.	
<b>3-P.2</b> Integrate livable streets in all capital improvement projects, where applicable, as well as new development projects.	<i>[Policy - Streets and Traffic Control]</i> C.19 Require new subdivisions to incorporate street designs, appropriate widths, traffic calming measures, and standards to reduce vehicle speeds and encourage bicycle use.
	<i>[Policy - Streets and Traffic Control]</i> C.20 Require new subdivisions to provide walkways linking homes with stores, schools, businesses and transportation corridors, etc.
	<i>[Policy - Streets and Traffic Control]</i> C.21 Require new subdivisions to incorporate parkways to encourage pedestrian activity.

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies - Street Typology and Multimodal Levels of Service</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.3</b> Apply and update the city’s multi-modal level of service (MMLOS) methodology and guidelines that reflect the core values of the Carlsbad Community Vision related to transportation and connectivity. Utilize the MMLOS methodology to evaluate impacts of individual development projects and amendments to the General Plan on the city’s transportation system.	
<b>3-P.4</b> Implement the city’s MMLOS methodology by evaluating level of service (LOS) for prioritized modes. Maintain LOS D or better only for the prioritized modes of travel by street typology as outlined in Table 3-1 and Figure 3-1.	
<b>3-P.5</b> Require developers to construct or pay their fair share toward improvements for all travel modes consistent with this Mobility Element, the Growth Management Plan, and specific impacts associated with their development.	<i>[Policy – Streets and Traffic Control]</i> C.16 Require new development to construct all roadways needed to serve the proposed development prior to or concurrent with the circulation needs created by the development.
	<i>[Objective – Streets and Traffic Control]</i> B.6 To implement and regularly update developer fee programs for financing of circulation facilities.
<b>3-P.6</b> Utilize transportation demand management strategies, non-automotive enhancements (bicycle, pedestrian, transit, train, trails, and connectivity), and traffic signal management techniques as long-term transportation solutions and traffic mitigation measures to carry out the Carlsbad Community Vision.	

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies - Street Typology and Multimodal Levels of Service</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>3-P.7</b> Develop and maintain a list of LOS exempt intersections and streets approved by the City Council. For LOS exempt intersections and streets, the city will not implement motor vehicle capacity improvements to maintain the LOS standard outlined in Policy 3-P.4 if such improvements are beyond what is identified as appropriate at build out of the General Plan; however, other non-vehicle capacity-building improvements may be required to improve mobility, to the extent feasible, and/or to implement the livable streets goals and policies of this Mobility Element. To be considered LOS exempt, an intersection or street must be identified as built-out by the City Council because:</p> <ul style="list-style-type: none"> <li>a. acquiring the rights of way is not feasible; or</li> <li>b. the proposed improvements would significantly impact the environment in an unacceptable way and mitigation would not contribute to the nine core values of the Carlsbad Community Vision; or</li> <li>c. the proposed improvements would result in unacceptable impacts to other community values or General Plan policies; or</li> <li>d. the proposed improvements would require more than three through travel lanes in each direction.</li> </ul>	
<p><b>3-P.8</b> Allow the following streets to be LOS exempt facilities from the LOS standard identified in Policy 3-P.4, subject to the requirements described in Policy 3-P.7:</p> <ul style="list-style-type: none"> <li>• La Costa Avenue between Interstate-5 and El Camino Real</li> <li>• El Camino Real between Palomar Airport Road and La Costa Avenue</li> <li>• Palomar Airport Road between Interstate-5 and College Boulevard</li> <li>• Palomar Airport Road between El Camino Real and Melrose Drive</li> </ul>	



**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies - Street Typology and Multimodal Levels of Service</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.9</b> Require new development that adds traffic to LOS-exempt locations (consistent with 3-P.7) to implement transportation demand management strategies that reduce the reliance on the automobile and assist in achieving the city’s livable streets vision.	
<b>3-P.10</b> Update the Citywide Facilities and Improvements Plan to ensure consistency with the General Plan. This includes updating the circulation LOS standards methodologies to reflect a more balanced/multi-modal approach.	
<i>Policies – Street Design and Connectivity</i>	
<b>3-P.11</b> Evaluate implementing a road diet to three lanes or fewer for existing four-lane streets currently carrying or projected to carry 25,000 average daily traffic volumes or less in order to promote biking, walking, safer street crossings, and attractive streetscapes.	
<b>3-P.12</b> Design new streets, and explore funding opportunities for existing streets, to minimize traffic volumes and/or speed, as appropriate, within residential neighborhoods without compromising connectivity for emergency first responders, bicycles, and pedestrians consistent with the city’s Carlsbad Active Transportation Strategies. This should be accomplished through management and implementation of livable streets strategies and such programs like the Carlsbad Residential Traffic Management Plan.	<i>[Policy – Streets and Traffic Control]</i> <i>C.19 Require new subdivisions to incorporate street designs, appropriate widths, traffic calming measures, and standards to reduce vehicle speeds and encourage bicycle use.</i>
	<i>[Policy – Streets and Traffic Control]</i> <i>C.23 Ensure that the street designs of new subdivisions support the delivery of emergency service.</i>

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Street Design and Connectivity</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>3-P.13</b> Consider innovative design and program solutions to improve the mobility, efficiency, connectivity, and safety of the transportation system. Innovative design solutions include, but are not limited to, traffic calming devices, roundabouts, traffic circles, curb extensions, separated bicycle infrastructure, pedestrian scramble intersections, high visibility pedestrian treatments and infrastructure, and traffic signal coordination. Innovative program solutions include, but are not limited to, webpages with travel demand and traffic signal management information, car and bike share programs, active transportation campaigns, and intergenerational programs around schools to enhance safe routes to schools. Other innovative solutions include bicycle friendly business districts, electric and solar power energy transportation systems, intelligent transportation systems, semi- or full autonomous vehicles, trams, and shuttles.</p>	
<p><b>3-P.14</b> Encourage and seek partnerships to foster innovations in emerging technology for transportation mobility to support the city’s workforce, residents, and tourists. Integration between communication technology, energy, and transportation mobility should be encouraged.</p>	
<p><b>3-P.15</b> Encourage Caltrans, SANDAG, NCTD, and adjacent cities to improve regional connectivity and service consistent with regional planning efforts. This includes expansion of Interstate-5 with two HOV lanes in each direction and associated enhancements, a Bus Rapid Transit (BRT) route along Palomar Airport Road, shuttle bus services from COASTER stations, and other enhancements to improve services in the area.</p>	<p><i>[Policy – Regional Circulation Considerations]</i></p> <p>C.5 The City shall work with the adjacent communities and agencies of Oceanside, Vista, Encinitas, San Marcos, County of San Diego, Caltrans, North County Transit District, San Diego Association of Governments and other appropriate agencies to coordinate local traffic management reduction efforts.</p>
	<p><i>[Policy – Regional Circulation Considerations]</i></p> <p>C.3 Coordinate with CALTRANS as development proceeds and CALTRANS funds become available to ensure that the capacity of on/off ramps is adequate.</p>

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Street Design and Connectivity</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.16</b> Engage Caltrans, the Public Utilities Commission, transit agencies, the Coastal Commission, and railroad agency(s) regarding opportunities for improved connections within the city, including: <ul style="list-style-type: none"> <li>• Improved connections across the railroad tracks at Chestnut Avenue and other locations</li> <li>• Completion and enhancements to the Coastal Rail Trail and/or equivalent trail along the coastline</li> <li>• Improved connectivity along Carlsbad Boulevard for pedestrians and bicyclists, such as a trail</li> <li>• Improved access to the beach and coastal recreational opportunities</li> <li>• Improved crossings for pedestrians across and along Carlsbad Boulevard</li> </ul>	
<b>3-P.17</b> Implement connections and improvements identified in this Mobility Element, including those identified in policy 3-P.15, as well as: <ul style="list-style-type: none"> <li>• Extension of College Boulevard from Cannon Road to El Camino Real</li> <li>• Completion of the Poinsettia Lane connection near El Camino Real (Reach E)</li> <li>• Extension of Camino Junipero to the eastern city boundary</li> <li>• A bicycle/pedestrian trail/pathway connecting the eastern terminus of Marron Road to the east</li> <li>• A bicycle/pedestrian trail/pathway connecting the eastern terminus of Cannon Road to the east, and coordination with adjacent agencies to appropriately link to their facilities</li> </ul>	
<b>3-P.18</b> Support pedestrian and bicycle facilities at all Interstate-5 and State Route 78 interchanges.	
<b>3-P.19</b> Maintain the city’s scenic transportation corridors as identified in the Carlsbad Scenic Corridor Guidelines.	<i>[Policy – Scenic Roadways]</i> C.1 Implement the policies, standards and guidelines contained within the Carlsbad Scenic Corridor Guidelines.

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Pedestrian and Bicycle Movement</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.20</b> Update the pedestrian, trails and bicycle master plans, as necessary, to reflect changes in needs, opportunities and priorities.	
<b>3-P.21</b> Implement the projects recommended in the pedestrian, trails and bicycle master plans through the city’s capital improvement program, private development conditions and other appropriate mechanisms.	
<b>3-P.22</b> Identify and implement necessary pedestrian improvements on pedestrian-prioritized streets with special emphasis on providing safer access to schools, parks, community and recreation centers, shopping districts, and other appropriate facilities.	<i>[Policy – Alternative Modes of Transportation]</i> C.1 Encourage the construction of sidewalks along all public roadways with special emphasis given to collectors, arterials, and areas with high pedestrian traffic generators such as schools, commercial centers, transportation facilities, public buildings, beaches and parks.
<b>3-P.23</b> Implement the Safe Routes to School and Safe Routes to Transit programs that focus on pedestrian and bicycle safety improvements near local schools and transit stations. Prioritize schools with access from arterial streets for receiving Safe Routes to School projects.	
<b>3-P.24</b> Improve and enhance parking, connectivity, access, and utilization for pedestrians and bicycles to COASTER stations, utility corridors, and open spaces consistent with city planning documents.	<i>[Policy – Alternative Modes of Transportation]</i> C.4 Link public sidewalks to the network of public and private trail systems.
	<i>[Policy – Alternative Modes of Transportation]</i> C.12 Extend bicycle routes to cultural, educational and recreational facilities whenever practical.
	<i>[Policy – Alternative Modes of Transportation]</i> C.15 Improve bicycle access to beach areas.
	<i>[Policy – Alternative Modes of Transportation]</i> C.18 Provide linkage to bus, pedestrian and bicycle routes from any new light rail commuter transit facility.

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Pedestrian and Bicycle Movement</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.25</b> Evaluate incorporating pedestrian and bicycle infrastructure within the city as part of any planning or engineering study, private development, or capital project where bicyclists or pedestrians are a prioritized or non-prioritized mode.	
<b>3-P.26</b> Complete the Carlsbad Active Transportation Strategies to assist in identifying livable street implementation parameters within the city.	
<b>3-P.27</b> Engage the community in the policy setting and planning of street, bicycle, pedestrian, transit, and connectivity studies, plans and programs.	
<b>3-P.28</b> Require developers to improve pedestrian and bicycle connectivity consistent with the city’s bicycle and pedestrian master plans and trails master planning efforts. In addition, new residential developments should demonstrate that a safe route to school and transit is provided to nearby schools and transit stations within a half mile walking distance.	
<b>3-P.29</b> Work with existing neighborhoods and businesses to improve pedestrian and bicycle connectivity and safety consistent with the city’s pedestrian and bicycle master plans and trails master planning efforts.	
<b>3-P.30</b> Actively pursue grant programs such as SANDAG’s Active Transportation Grant Program and Smart Growth Incentive Program to improve non-automotive connectivity throughout the city. The emphasis of grant-funded projects shall be on implementation, which includes planning documents that guide and prioritize implementation, programs that encourage the use of active transportation modes, education for the use of active transportation modes, or physical improvements themselves.	

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Transit</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.31</b> Partner with other agencies and/or developers to improve transit connectivity within Carlsbad. As part of a comprehensive transportation demand management (TDM) strategy and/or with transit oriented development (TOD), a shuttle system could be established that connects destinations and employment centers like LEGOLAND, hotels, the Village, McClellan-Palomar Airport, business parks, the COASTER and Breeze transit stations, and key destinations along the coast. The system could incorporate shuttle service in adjacent cities to maximize connectivity.	
<b>3-P.32</b> Encourage NCTD, SANDAG and other transit providers to provide accessibility for all modes of travel to the McClellan-Palomar Airport area.	
<b>3-P.33</b> Coordinate with NCTD to improve the quality of bus stop facilities in the city.	
<i>Policies – Parking and Demand Management</i>	
<b>3-P.34</b> Develop flexible parking requirements to provide the “right amount” of on-site vehicle parking. Such requirements will include implementation of innovative parking techniques, implementing effective TDM programs to reduce parking demand, and consideration of other means to “right size” the parking supply.	
<b>3-P.35</b> Require new employment development to provide secure bicycle parking on-site. Major employers should provide shower and changing rooms for employees as appropriate.	<i>[Policy – Alternative Modes of Transportation]</i> C.13 Develop and implement employer incentive programs to encourage the placement of strategic bicycle storage lockers, and the construction of safe and convenient bicycle facilities.
<b>3-P.36</b> Assist Village businesses to manage parking in the Village area to maximize parking efficiency. Any potential parking-related revenues generated in this area should be reinvested into the Village area for implementing livable streets and other parking, pedestrian, and bicycle enhancements, including way-finding signage and maintenance of associated infrastructure.	

**Comparison Table 2 – Mobility Element**

<b>PROPOSED MOBILITY ELEMENT</b>	<b>EXISTING CIRCULATION ELEMENT</b>
<i>Policies – Parking and Demand Management</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>3-P.37</b> Consider supporting new development and existing businesses with various incentives (such as parking standards modifications) for implementing TDM programs that minimize the reliance on single-occupant automotive travel during peak commute hours.	<i>[Policy – Alternative Modes of Transportation]</i> C.21 Encourage commuter usage of buses, carpools and vanpools through a combination of employer incentives, public education programs and construction of safe, convenient and aesthetically pleasing transfer facilities.
<i>Policies – Rail and Truck Movement</i>	
<b>3-P.38</b> Identify and update truck routes within the city that provide sufficient turning radii and other design attributes to support large vehicles on those facilities.	<i>[Policy – Streets and Traffic Control]</i> C.2 Establish a network of truck routes throughout the City to provide for the safe movement of trucks into and out of commercial zones while reducing conflicts with traffic in residential, school and recreational areas.
<b>3-P.39</b> Coordinate with other agencies and private entities to investigate methods of improving service, implementing a quiet zone, and enhancing connectivity and safety along the rail corridor.	
<i>Policies – Air Movement</i>	
<b>3-P.40</b> Work with San Diego County and other agencies to ensure continued safe and efficient operation of the McClellan Palomar Airport, consistent with the Carlsbad Community Vision and existing city policy.	<i>[Policy – Air Transportation]</i> Coordinate with the San Diego County Airport Land Use Commission and the Federal Aviation Administration to protect public health, safety and welfare by ensuring the orderly operation of the Airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.

### Comparison Table 3 – Open Space, Conservation and Recreation Element

The following lists all goals and policies proposed in the draft General Plan Open Space, Conservation and Recreation Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New goals and policies numbers are listed below and are highlighted in the comparison table.

New Goals and Policies:

Goals: 4-G.8

Policies: 4-P.1, 4-P.19, 4-P.23, 4-P.25, 4-P.30, 4-P.36, 4-P.38, 4-P.39

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision



**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Goals – Open Space Framework</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-G.1</b> Develop a balanced and integrated open space system reflecting a variety of considerations—resource conservation, production of resources, recreation, and aesthetic and community identity—and ensuring synergies between various open space components and compatibility with land use planning.	<p><i>[OSCE Goals - Open Space Planning and Protection]</i></p> <p>A.1 An open space system of aesthetic value that maintains community identity, achieves a sense of natural spaciousness, and provides visual relief in the cityscape.</p> <p>A.2 A city with a balance of programmed and unprogrammed open space within each of the four quadrants of the City.</p> <p>A.3 An open space system that improves the quality of life for the citizens of Carlsbad.</p> <p>A.4 A city with an adequate amount and variety of open space for outdoor recreation, including, but not limited to: parks; beaches; areas for organized sports; connecting corridors containing trails; water recreation areas (beaches, lagoons, lakes); unique conservation areas for nature study; and, semi-developed areas for camping.</p>
<i>Goals – Biological Resources and Open Space for Conservation</i>	
<b>4-G.2</b> Protect environmentally sensitive lands, wildlife habitats, and rare, threatened or endangered plant and animal communities.	<p><i>[OSCE Goals - Special Resource Protection]</i></p> <p>A.1 A city that protects environmentally sensitive land and buffer areas.</p> <p>A.7 A city which makes every possible effort to preserve sensitive flora and fauna.</p>
<b>4-G.3</b> Promote conservation of hillsides and ridgelines.	<p><i>[OSCE Goal - Special Resource Protection]</i></p> <p>A.4 A city that preserves as open space, hillsides, ridges, valleys, canyons, lagoons, beaches and other unique resources that provide visual and physical relief to the Cityscape.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Goals – Beaches; Parks and Recreation</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-G.4</b> Maintain a diversified, comprehensive system of open space for outdoor recreation, including, but not limited to: parks; beaches; areas for organized sports; connecting corridors containing trails; water recreation areas (beaches, lagoons, lakes); unique conservation areas for nature study; and, semi-developed areas for camping.	<p><i>[PRE Goal - Park Development]</i></p> <p>A.1 A City that provides a diversified, comprehensive park system utilizing contemporary concepts and planning strategies.</p>
<b>4-G.5</b> Offer a wide variety of recreational activities and park facilities designed to encourage educational benefits and active or passive participation by users of all ages and interests.	<p><i>[PRE Objective - Park Development]</i></p> <p>B.6 To provide for existing and future park facilities with a balance of active and passive recreational opportunities.</p> <p><i>[PRE Goal - Recreation Programs]</i></p> <p>A.1 A City that offers a wide variety of recreational activities and park facilities designed to encourage participation by users of all ages and interests.</p>
<b>4-G.6</b> Operate a financially self-supportive system of recreational facilities and programs.	<p><i>[PRE Goal - Recreation Programs]</i></p> <p>A.2 A City with a financially self-supportive system of recreational facilities and programs.</p>
<b>4-G.7</b> Coordinate the planning of park facilities and trails with other recreation-oriented land uses such as open space.	<p><i>[PRE Goal - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>A.1 A City that coordinates the planning of park facilities and trails with other recreational- oriented land uses such as open space.</p>
<b>4-G.8</b> Improve and maintain high quality beaches for residents and visitors.	
<i>Goals – Trails and Greenways</i>	
<b>4-G.9</b> Utilize greenways and trails to connect the city’s open space network.	<p><i>[OSCE Goals - Trail/Greenway System]</i></p> <p>A.1 A city with open space areas connected by Greenways.</p> <p>A.2 A city with a Carlsbad Trail System.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Goals – Agricultural Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-G.10</b> Recognize the important value of agriculture and horticultural lands in the city, and support their productive use.	<i>[OSCE Goal - Promoting Agriculture]</i> A city which recognizes the important value of agriculture and horticultural lands.
<i>Goals – Air Quality</i>	
<b>4-G.11</b> Protect air quality within the city and support efforts for enhanced regional air quality.	<i>[OSCE Goal - Air Quality Preservation]</i> A city with clean air.  <i>[OSCE Objective - Air Quality Preservation]</i> B.2 To participate in a program to improve air quality in the region.
<i>Goals – Water Quality</i>	
<b>4-G.12</b> Promote the protection of Carlsbad’s creeks, lagoons, ocean and other natural water bodies from pollution.	<i>[OSCE Goal - Water Quality Protection]</i> A city with high quality of water resources.
<i>Policies – Open Space Framework</i>	
<b>4-P.1</b> Maintain an integrated open space classification system that accommodates conservation, resource production, recreation, and aesthetic needs.	
<b>4-P.2</b> Designate for preservation as open space those areas that provide unique visual amenities within the urban form, such as agriculture, hillsides, ridges, valleys, canyons, beaches, lagoons, creeks, lakes and other unique resources that provide visual and physical relief to the cityscape by creating natural contrasts to the built-up, manmade scene.	<i>[OSCE Policy - Special Resource Protection]</i> C.4 Designate for preservation as open space those areas that provide unique visual amenities and define the urban form as contained in the Open Space and Conservation Resource Management Plan. These areas shall include agriculture, hillsides, ridges, valleys, canyons, beaches, lagoons, lakes and other unique resources that provide visual and physical relief to the cityscape by creating natural contrasts to the built-up, manmade scene.
<b>4-P.3</b> Ensure that the Cannon Road Open Space, Farming, and Public Use Corridor is permanently protected and preserved for open space uses.	<i>[Land Use Element – Cannon Road Open Space, Farming and Public Use Corridor]</i> C.1 Protect and preserve this area as an open space corridor. Permit only open space, farming and compatible public uses in the area...

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Open Space Framework</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.4</b> Provide public access to all open space areas. When natural open lands are privately-held, acquire or negotiate for public access if the land could be used for unprogrammed recreational uses. Public access shall not be provided where sensitive resources may be threatened or damaged, where public health and safety may be compromised or where access would interfere with the managed production of resources, such as agriculture.</p>	<p><i>[OSCE Objective - Open Space Planning and Protection]</i>            B.3 To provide public access to all open space areas except where sensitive resources may be threatened or damaged, where the public health and safety may be compromised or where access would interfere with the managed production of resources, such as agriculture.</p> <p><i>[OSCE Policy - Open Space Planning and Protection]</i>            C.16 Acquire, protect or negotiate for public access to those privately-held natural open space lands that could be used for unprogrammed recreational uses.</p>
<p><b>4-P.5</b> Require compliance with the Growth Management Plan open space performance standard specified in the Citywide Facilities and Improvements Plan, and maintain appropriate criteria, standards, and classifications. The following open space areas shall not be utilized to meet the open space performance standard:</p> <ul style="list-style-type: none"> <li><b>a.</b> Schools, except public school playgrounds, athletic fields and courts for which the city has joint use agreements with the school districts.</li> <li><b>b.</b> Parks, public or private; however, credit may be granted for private parks if the granting of the open space credit will not adversely impact the city's ability to obtain all of the applicable open space priorities identified for the local facilities management zone (LFMZ) by the Open Space and Conservation Resource Management Plan (OSCRMP).</li> <li><b>c.</b> Open space that is not available to the public, unless it is an open space priority identified by the OSCRMP and the granting of the open space credit will not adversely impact the city's ability to obtain all of the open space priorities identified for the LFMZ by the OSCRMP.</li> </ul>	<p><i>[OSCE Objectives - Open Space Planning and Protection]</i>            B.4 To mandate open space as a necessary provision of the Local Facilities Management Zone plans which are required by the Growth Management Ordinance.</p> <p>B.8 To set aside 15 percent of the developable land of specified zones as open space, pursuant to the Growth Management open space performance standard.</p> <p><i>[OSCE Policies - Open Space Planning and Protection]</i>            C.8 Utilize the Growth Management Ordinance to implement the goals and objectives of this element and establish standards for open space.</p> <p>C.9 Count toward meeting the 15 percent Growth Management performance standard, any land area that otherwise qualifies, but which is not available to the public without some monetary or other consideration, so long as it incorporates one or more of the open space priorities identified for the zone in which it is located, and the granting of the open space credit for such land will not adversely impact the City's ability to obtain open space priorities identified for the zone.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Open Space Framework</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>[4-P.5 continued]</b></p> <p><b>d.</b> Powerline easements, except where the land within the easement is identified by the OSCRMP as an open space priority, such as a trail or greenway, and the granting of the open space credit will not adversely impact the city’s ability to achieve all of the open space priorities identified for the LFMZ by the OSCRMP. Major powerline easements that provide key links to the Carlsbad trail system shall receive credit toward the open space performance standard.</p> <p><b>e.</b> Golf courses, except those portions of golf courses identified by the OSCRMP as an open space priority, such as a trail or greenway. Credit may be granted for other areas of a golf course if the granting of the open space credit for this area will not adversely impact the city’s ability to achieve all of the open space priorities identified for the LFMZ by the OSCRMP.</p>	<p><i>[OSCE Policies - Open Space Planning and Protection]</i></p> <p>C.11 Eliminate powerline easements from consideration as meeting the 15 percent Growth Management open space performance standard, except where the land within the easement is identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for powerline easements if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.</p> <p>C.12 Count toward meeting the Growth Management open space performance standard, only those portions of golf courses identified as an open space priority, such as a trail or greenway, in accordance with the Open Space and Conservation Resource Management Plan. Credit may be granted for other areas of a golf course if the granting of the open space credit for this area will not adversely impact the City's ability to achieve all of the open space priorities identified for the zone.</p> <p>C.13 Categorize as open space for inventory purposes, all public school playgrounds, athletic fields and courts, although schools themselves shall not be counted in meeting the 15 percent Growth Management performance standard.</p> <p>C.21 Eliminate as a means of meeting the open space performance standard parks, public or private. However, credit may be granted for private parks if the granting of the open space credit for this use will not adversely impact the City's ability to obtain all of the open space priorities identified for the zone in the Open Space and Conservation Resource Management Plan.</p> <p><i>[OSCE Policy - Trail/Greenway System]</i></p> <p>C.7 Assure that major powerline easements receive credit toward the 15-percent Growth Management open space performance standard if they are enhanced or improved to establish key links in the Carlsbad Trail System.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Open Space Framework</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.6</b> Require that adjustment of the boundaries of any open space area shown on the Land Use Map be allowed only if all of the following criteria are met:</p> <ul style="list-style-type: none"> <li><b>a.</b> The proposed open space area is equal to or greater than the area depicted on the Land Use Map; and</li> <li><b>b.</b> The proposed open space area is of environmental quality equal to or greater than that depicted on the Land Use Map; and</li> <li><b>c.</b> The proposed open space area is contiguous or within close proximity to open space shown on the Land Use Map.</li> </ul> <p>The City Council may also adjust the boundary of any open space area shown on the Land Use Map if it finds that the adjustment is necessary to mitigate a sensitive environmental area that is impacted by development, provided the open space boundary modification preserves open space at a 2 to 1 ratio (proposed acreage to existing acreage) and is within close proximity to the original area of open space.</p> <p>Additionally, the City Council may exempt public rights-of-way from the open space boundary adjustment requirements. However, environmental analysis shall be performed for all proposed public right-of-way improvements, and if determined that there are significant adverse impacts to the value of the open space system, those impacts shall be mitigated.</p> <p>The adjustment of open space boundaries shall not result in the exchange of environmentally constrained lands that are designated open space on the Land Use Map for lands that are not environmentally constrained.</p>	<p><i>[OSCE Policy - Open Space Planning and Protection]</i></p> <p>C.20 Require that the following procedure be adhered to for adjusting the boundaries of any open space area shown on the map titled "Official Open Space and Conservation Map" dated June 1992 Findings required for the approval of a boundary adjustment to the map are as follows:</p> <ul style="list-style-type: none"> <li>1) The proposed open space area is equal to or greater than the area depicted on the Official Open Space and Conservation Map; and</li> <li>2) The proposed open space area is of environmental quality equal to or greater than that depicted on the Official Open Space and Conservation Map; and</li> <li>3) The proposed adjustment to open space, as depicted on the Official Open Space and Conservation Map, is contiguous or within close proximity to open space as shown on the Official Open Space Map.</li> </ul> <p>The City Council may also modify the boundary location shown on the open space maps but only if it finds that the modification is necessary to mitigate a sensitive environmental area which is impacted by development, provided the boundary modification preserves open space at a 2 to 1 ratio (proposed acreage to existing acreage) and is within close proximity to the original area of open space. Additionally, City Council may exempt public rights-of-way from the boundary adjustment procedures. However, environmental analysis shall be performed for all proposed public right-of-way improvements, and if determined that there are significant adverse impacts to the value of the open space system, those impacts shall be mitigated.</p> <p>It is not the intention of this boundary adjustment procedure to allow for the exchange of environmentally constrained lands which are designated open space, for lands which are not environmentally constrained.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Open Space Framework</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.7</b> Maintain an inventory of all open space lands, including sites designated as open space on the Land Use Map, sites dedicated in fee title or easement as open space, and school recreation areas.	<p><i>[OSCE Objective - Open Space Planning and Protection]</i>  B.9 To maintain an inventory of open space.</p> <p><i>[OSCE Policies - Open Space Planning and Protection]</i>  C.26 Rezone open space lands, dedicated to the City in fee title or easement to open space (OS) zoning.</p> <p>C.13 Categorize as open space for inventory purposes, all public school playgrounds, athletic fields and courts, although schools themselves shall not be counted in meeting the 15 percent Growth Management performance standard.</p>
<i>Policies – Habitat and Open Space Conservation</i>	
<b>4-P.8</b> Maintain and implement the city’s Habitat Management Plan (HMP), including the requirement that all development projects comply with the HMP and related documents. Require assessments of biological resources prior to approval of any development on sites with sensitive habitat, as depicted in Figure 4-3.	<p><i>[OSCE Policies - Special Resource Protection]</i>  C.34 Require all development projects to comply with the city’s Habitat Management Plan.</p> <p>C.35 Implement the city’s Habitat Management Plan including making all necessary changes to applicable city ordinances.</p>
<b>4-P.9</b> Consider working with private foundations and organizations or designating a conservancy agency to be responsible for protection, maintenance, monitoring and liability of open space lands.	<p><i>[OSCE Policy - Obtaining Open Space]</i>  C.9 Consider designating a conservancy agency or similar organization to be responsible for protection, maintenance, monitoring and liability of open space lands.</p>
<b>4-P.10</b> Ensure that the improvements recommended for open space areas are appropriate for the type of open space and the use proposed. No improvements (excluding necessary infrastructure) shall be made in environmentally sensitive areas, except to enhance the environmental value of the areas.	<p><i>[OSCE Policy - Special Resource Protection]</i>  C.9 Ensure that the improvements recommended for open space areas are appropriate for the type of open space and the use proposed. No improvements shall be made in environmentally sensitive areas, except to enhance the environmental value of the areas.</p>
<b>4-P.11</b> Continue participation in regional planning efforts to protect habitat and environmentally sensitive species.	<p><i>[OSCE Policy - Special Resource Protection]</i>  C.26 Encourage and participate in regional planning efforts to protect environmentally sensitive species from extinction.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Habitat and Open Space Conservation</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.12</b> Support innovative site design techniques such as cluster-type housing and transfer-of-development-rights to preserve sensitive environmental resources and to allow development projects to comply with the city’s Habitat Management Plan.	<i>[OSCE Policy - Special Resource Protection]</i> C.29 Support innovative site design techniques such as cluster-type housing and transfer-of-development-rights to preserve sensitive environmental resources and to allow development projects to comply with the city’s Habitat Management Plan.
<b>4-P.13</b> Assure that development or grading on hillsides (if allowed) relates to the slope of the land in order to preserve the integrity and appearance of natural hillsides and other landforms wherever possible.	<i>[OSCE Policies - Special Resource Protection]</i> C.3 Assure that development on hillsides (if allowed) relates to the slope of the land in order to preserve the integrity of the hillsides.  C.12 Require that grading be accomplished in a manner that will maintain the appearance of natural hillsides and other landforms wherever possible.
<b>4-P.14</b> Maintain functional wildlife corridors and habitat linkage in order to contribute to regional biodiversity and the viability of rare, unique or sensitive biological resources throughout the city.	<i>[OSCE Objective - Open Space Planning and Protection]</i> B.12 To contribute to regional biodiversity and the viability of rare, unique or sensitive biological resources throughout the city by maintaining functional wildlife corridors and habitat linkage.
<b>4-P.15</b> Coordinate the implementation and planning of the city’s Habitat Management Plan with the North County Multi-Species Habitat Conservation Plan.	<i>[OSCE Policy - Open Space Planning and Protection]</i> C.30 The City shall implement the Habitat Management Plan and shall coordinate its planning with the North County regional Multi-Species Habitat Conservation Plan.
<b>4-P.16</b> Partner with other governmental agencies, private land owners and non-profit organizations, and utilize grants, bonds and other funding sources when it is necessary to acquire open space land.	<i>[OSCE Objective - Obtaining Open Space]</i> B.2 To fund a well-balanced acquisition program providing a variety of open space opportunities spread throughout the community.  <i>[OSCE Policy - Obtaining Open Space]</i> C.6 Use general obligation bonds as a possible source of funding where public funding is necessary for open space purposes.



**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Habitat and Open Space Conservation</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.17</b> Require that, at the time of any discretionary approval, any land identified as open space for its habitat or scenic value shall have an appropriate easement and/or land use and zoning designation placed on it for resource protection.	<i>[OSCE Policy - Special Resource Protection]</i> C.15 Require that at the time of any discretionary approval, any land dedicated to the City for its habitat or scenic value, have an appropriate easement and/or zoning placed on it for resource protection.
<b>4-P.18</b> Require a city permit for any grading, grubbing, or clearing of vegetation in undeveloped areas, with appropriate penalties for violations.	<i>[OSCE Policy - Special Resource Protection]</i> C.8 Require a city permit for any grading, grubbing, or clearing of vegetation in undeveloped areas, with appropriate penalties for violations.
<i>Policies – Parks and Recreation</i>	
<b>4-P.19</b> Develop, implement and periodically update a Parks and Recreation Needs Assessment and Comprehensive Action Plan that identifies appropriate programming for the city's parklands, prioritizes future parkland development, reflects the needs of residents at the neighborhood and citywide level and of an increasingly diverse and aging population, and in concert with the citywide trails program, creates new linkages to neighborhoods.	
<b>4-P.20</b> Acquire and develop park areas in accordance with the Growth Management Plan park standard of 3.0 acres of community park or special use area per 1,000 residents within each of the four city quadrants. Park acreage requirements shall be determined on a quadrant basis.	<i>[PRE Objectives - Park Development]</i> B.1 To provide a minimum of three (3) acres of Community Parks or Special Use Areas for each 1,000 population within each of the four (4) park quadrants of the City. B.2 To determine park acreage requirements on a quadrant basis. <i>[PRE Policy - Park Development]</i> C.4 Acquire and develop park areas in accordance with the City's Growth Management Program. The use of Public Facility Fees for park development and acquisition shall be at the discretion of the City Council, as identified in the Capital Improvement Program.

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Parks and Recreation</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.21</b> Maintain appropriate recreational standards for employment areas.	<i>[PRE Objective - Park Development]</i> B.9 To ensure adequate recreational amenities for the current and future industrial base population in the City of Carlsbad
<b>4-P.22</b> Utilize the provisions of the Quimby Act, Growth Management Plan and Planned Community Zone to ensure the timely construction of parks so that they are provided concurrent with need.	<i>[PRE Policy - Park Development]</i> C.3 Utilize the provisions of the Quimby Act, Growth Management Plan and Planned Community Zone to ensure the timely construction of parks so that they are provided concurrent with need.
<b>4-P.23</b> Prefer in-lieu fees to dedication of parkland, unless sites offered for dedication provide features and accessibility similar in comparison.	
<b>4-P.24</b> Consider accessibility, housing density, proximity to schools, general public access, local resident access, adjacent residential area traffic impacts, safe pedestrian access, and compatible use with the surrounding environment when determining park locations. Wherever possible, park sites should be located near schools or natural areas.	<i>[PRE Policy - Park Development]</i> C.5 Consider housing density, proximity to schools, general public access, local resident access, adjacent residential area traffic impacts, safe pedestrian access, and compatible use with the surrounding environment when determining park locations. Wherever possible, these developed sites should be placed in conjunction with or connected to schools or natural areas.
<b>4-P.25</b> Locate new parks, plazas, or alternative parks (such as greenways) in existing infill neighborhoods—the Village and Barrio—where new residential development is contemplated.	
<b>4-P.26</b> Provide for joint-use facility agreements with local school districts to meet neighborhood and community recreational needs.	<i>[PRE Policy - Park Development]</i> C.6 Provide for “joint-use” facility agreements with local school districts to meet neighborhood and community recreational needs. Only those sites with existing agreements will be incorporated within the Parks Inventory. With the inclusion of the Aviara Oaks Elementary School, no further school site(s) will be utilized to meet the Park Performance Standard, rather only to enhance the park inventory.

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Parks and Recreation</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.27</b> Require, where possible, developers of master planned communities to provide pocket parks and active recreational facilities unique to each development. Maintenance of pocket parks shall be accomplished through homeowners' association dues. Pocket parks shall remain in private ownership.	<i>[PRE Policy - Park Development]</i> C.8 Require, where possible, the individual developers of master planned communities to provide pocket parks and active recreational facilities unique to each development. Maintenance of pocket parks shall be accomplished through homeowners association dues. Pocket parks shall remain in private ownership.
<b>4-P.28</b> Require that any development of recreational facilities on public land by developers, service clubs, civic groups, individual donors or organizations be consistent with the goals and policies of this element.	<i>[PRE Policy - Park Development]</i> C.9 Require that any development of recreational facilities on public land by developers, service clubs, civic groups, individual donors or organizations shall be consistent with the standards/ guidelines of this element.
<b>4-P.29</b> Consider the following during the development/re-development of parkland: expanding minimum buffers around sensitive resources; utilizing natural plant species in park projects; incorporating plant species that provide food such as seeds, nuts and berries for wildlife and bird species; protecting and buffering drinking water sources such as small ponds and wetland areas; and limiting turf grass use to recreational areas. Use the Carlsbad Landscape Manual in landscape refurbishment and new park development projects.	<i>[PRE Policy - Park Development]</i> C.19 Consider the following during the development of Park Master Plans: developing specific sites to minimize impacts to biological resources; visual impacts of the development of park sites; expanding minimum buffers around sensitive resources; utilizing natural plant species in park projects; incorporating plant species which provide food such as seeds, nuts and berries for wildlife and bird species; protecting and buffering drinking water sources such as small ponds and wetland areas; and, limiting turf grass use to recreational areas.
<b>4-P.30</b> Design parks to protect public safety by ensuring adequate lighting, signage, and maintenance.	
<i>Policies – Special Resource Areas; Lagoons</i>	
<b>4-P.31</b> Where appropriate, designate as open space those areas that preserve historic, cultural, archeological, paleontological and educational resources.	<i>[OSCE Policy - Special Resource Protection]</i> C.10 Consider designating for open space those areas that preserve historic, cultural, archeological, paleontological and educational resources.
<b>4-P.32</b> Seek to preserve the environmental integrity, ecology, and character of special resource areas.	<i>[OSCE Policy - Special Resource Protection]</i> C.11 Preserve open space areas in as natural a state as possible.

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Special Resource Areas; Lagoons</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.33</b> Promote expansion of recreational and educational use opportunities in areas of significant ecological value, such as lagoons, where discretionary use of the resource allows. Consider partnering with private foundations for the conservation of such lands and the development of educational programming.</p> <ul style="list-style-type: none"> <li>• Combine historically significant sites with recreational learning opportunities, where possible.</li> <li>• Utilize community parks in support of historical and cultural programs and facilities when feasible and appropriate.</li> <li>• Coordinate the efforts of the Historic Preservation Commission on the siting and care of historic ruins within parks.</li> </ul>	<p><i>[OSCE Goal - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>A.2 A City with special resource, open space and cultural/historic areas, which provide educational benefits and passive or active, use opportunities.</p> <p><i>[OSCE Objective - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>B.1 To improve the recreational and educational potential of the City's three (3) lagoons and beach areas.</p> <p><i>[OSCE Policies - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>C.4 Promote expansion of educational use opportunities in areas of significant ecological value where discretionary use of the resource allows.</p> <p>C.9 Enhance the availability of special resource and or open space areas and promote awareness of the educational opportunities associated with them.</p>
<p><b>4-P.34</b> Seek funding opportunities from state, federal, and local agencies to provide additional access points or improve the recreational and educational potential of the city's three lagoons and other special resource areas.</p>	<p><i>[OSCE Policies - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>C.12 Seek funding opportunities from state, federal, and local agencies to provide additional access points or improve the recreational and educational potential of the City's three lagoons and other Special Resource Areas.</p>
<p><b>4-P.35</b> Assure that, where feasible, developments near or adjacent to bodies of water provide open space that has public access to and views of the water.</p>	<p><i>[OSCE Policy - Special Resource Protection]</i></p> <p>C.7 Assure that where feasible from an environmental standpoint, developments near or adjacent to bodies of water, provide open space that has public access to and views of the water.</p>
<p><b>4-P.36</b> Explore ways to increase access to the beach and lagoons from the city's eastern neighborhoods.</p>	

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT	EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)
<i>Policies - Beaches</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.37</b> Work cooperatively with state officials on a development plan for South Carlsbad State Beach so as to maximize public recreational opportunities.</p>	<p><i>[OSCE Policies - Special Resource, Open Space and Cultural-Historical Areas]</i></p> <p>C.10 Work cooperatively with state officials in a development plan for South Carlsbad State Beach so as to maximize public recreational opportunities.</p>
<p><b>4-P.38</b> Work collaboratively with the California State Parks and Recreation Department to improve and maintain high quality beaches by enhancing beach access, facilities, and services along Carlsbad’s entire coastline.</p>	
<i>Policies – Trails and Greenways</i>	
<p><b>4-P.39</b> Prepare a comprehensive Trails Master Plan update, that expands the existing and planned 61-mile trail system, with the following objectives:</p> <ul style="list-style-type: none"> <li>• Connectivity between off-road trails and major on-road pedestrian and bicycle routes, such that future improvements in the trail system also contribute to linkages between important sites (beaches, lagoons, schools, commercial centers, master planned communities, and others)</li> <li>• Design and designate trails as multi-use to be accessible for all user groups, including walkers, bicyclists, and equestrians (as land use policy allows). Ensure that the network provides an appropriate amount of resources for each trail type or user group</li> <li>• Greenway and trail linkages from major recreational/open space areas to other land use areas or activities, including, but not limited to, residential neighborhoods, places of employment, parks, schools, libraries, and viewpoints</li> <li>• Linkages/multi-use trails connecting businesses and residential neighborhoods to the beaches</li> </ul>	<p><i>[OSCE Policies - Trail/Greenway System]</i></p> <p>C.4 Design the trail system to serve both recreation and non-motorized transportation purposes.</p> <p>C.5 Provide greenway linkages from major recreational/open space areas to other areas of activity, including, but not limited to, residential neighborhoods, places of employment, parks, schools, libraries, and viewpoints.</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Trails and Greenways</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.40</b> Participate with other north county communities to establish an intercommunity open space linkage program and regional trail network.	<i>[OSCE Policy - Trail/Greenway System]</i> C.2 Participate with other north county communities to establish an intercommunity open space linkage program and regional trail network.
<b>4-P.41</b> Locate multi-use trails and associated amenities and passive recreational features to minimize impacts to sensitive habitats and other sensitive surrounding land uses, such as residences.	<i>[OSCE Policy - Special Resource Protection]</i> C.28 Locate trails and other passive recreational features with care to minimize impacts to sensitive habitats.
<b>4-P.42</b> Obtain an irrevocable offer to dedicate or a permanent easement for multi-use trails on privately owned property where feasible, and where trails are proposed as part of the Carlsbad trail system.	<i>[OSCE Policy - Trail/Greenway System]</i> C.3 Obtain an irrevocable offer to dedicate or a permanent easement for trailways where feasible, in all cases where trails are proposed or required as part of the Carlsbad Trail System.
<i>Policies – Agricultural Resources</i>	
<b>4-P.43</b> Allow and encourage farming operations in the Cannon Road Open Space, Farming, and Public Use Zone (such as the strawberry fields) as long as they are economically viable for the landowner.	<i>[Land Use Element – Cannon Road Open Space, Farming and Public Use Corridor Policy]</i> C.5 Allow farming to continue in the area for as long as economically viable for the landowner.
<b>4-P.44</b> Ensure the existing Flower Fields remain a farming and flower production use by utilizing all available methods and programs, including grants and other outside financial assistance.	<i>[Land Use Element – Cannon Road Open Space, Farming and Public Use Corridor Policy]</i> C.6 Utilize all existing programs and land use protections and explore possible new mechanisms to keep the existing Flower Fields in production.
<b>4-P.45</b> Utilize available methods and resources to reduce the financial burdens on agricultural land, not only to prevent premature development, but also to encourage its continued use for agricultural purposes.	<i>[OSCE Policies - Promoting Agriculture]</i> C.5 Encourage and support the economic viability of agricultural land.  C.7 Discourage the premature elimination of agricultural land.  C.10 Support and utilize all measures available, including the Williamson Act, not only to prevent premature developments, but also to promote the economic viability of agricultural uses.

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Agricultural Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.46</b> Ensure new development adjacent to an agricultural use is sensitive to the continuation of the agricultural use by requiring appropriate design criteria, such as site layout, use of vegetation and buffers.	[OSCE Policies - Promoting Agriculture] C.1 Buffer, where possible, agriculture from more intensive urban uses with less intense land uses which are mutually compatible.  C.11 Utilize proper design criteria for new development to maximize the preservation of agricultural lands.
<b>4-P.47</b> Encourage soil and water conservation techniques in agricultural activities.	[OSCE Policy - Promoting Agriculture] C.2 Encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.
<b>4-P.48</b> Ensure that the grading of agricultural lands is accomplished in a manner that minimizes erosion of hillsides and minimizes stream siltation and to maintain the appearance of natural hillsides and other land forms wherever possible.	[OSCE Policy - Promoting Agriculture] C.13 Accomplish grading of agricultural lands in a manner that minimizes erosion of hillsides and minimize stream siltation and to maintain the appearance of natural hillsides and other land forms wherever possible.
<b>4-P.49</b> Prevent agricultural run-off and other forms of water pollution from entering the storm drain system and polluting the city's water bodies.	[OSCE Policy - Promoting Agriculture] C.15 Prevent agricultural run-off and other forms of water pollution from entering the storm drain system and polluting the City's water bodies.
<b>4-P.50</b> Prior to the approval of new development within an existing or former agricultural area in Carlsbad, require a detailed soils testing and analysis report be prepared by a registered soils engineer and submitted to the city and the county health department for review and approval. This report shall evaluate the potential for soil contamination due to historic use, handling, or storage of agricultural chemicals restricted by the San Diego County Department of Health Services. If hazardous chemicals are detected at concentrations in the soil that would have a significantly adverse effect on human health, the report shall identify a range of possible mitigation measures to remediate the significant public health impacts.	[OSCE Policy - Promoting Agriculture] C.16 Prior to the approval of discretionary permits within an existing or former agricultural area in Carlsbad, a detailed soils testing and analysis report shall be prepared by a registered soils engineer and submitted to City and County Health Departments for review and approval. This report shall evaluate the potential for soil contamination due to historic use, handling, or storage of agricultural chemicals restricted by the San Diego County Department of Health Services. The report shall also identify a range of possible mitigation measures to remediate any significant public health impacts if hazardous chemicals are detected at concentrations in the soil which would have a significantly adverse effect on human health.

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Air Quality</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.51</b> Participate in the implementation of transportation demand management programs on a regional basis.	<i>[OSCE Policy - Air Quality Preservation]</i> C.1 Participate in the implementation of transportation demand management programs on a regional basis.
<b>4-P.52</b> To the extent practical and feasible, maintain a system of air quality alerts (such as through the city website, internet, email to city employees, and other tools) based on San Diego Air Pollution Control District forecasts. Consider providing incentives to city employees to use alternative transportation modes during alert days.	<i>[OSCE Policy - Air Quality Preservation]</i> C.2 Restrict, whenever possible, all unnecessary vehicle trips during episode violations as defined by the State Air Resources Board.
<b>4-P.53</b> Provide, whenever possible, incentives for carpooling, flex-time, shortened work weeks, and telecommunications and other means of reducing vehicular miles traveled.	<i>[OSCE Policy - Air Quality Preservation]</i> C.3 Provide, whenever possible, incentives for carpooling, flex-time, shortened work weeks, and telecommunications and other means of reducing vehicular miles traveled.
<b>4-P.54</b> Cooperate with the ongoing efforts of the U.S. Environmental Protection Agency, the San Diego Air Pollution Control District, and the State of California Air Resources Board in improving air quality in the regional air basin.	<i>[OSCE Policy - Air Quality Preservation]</i> C.5 Monitor air quality and cooperate with the ongoing efforts of the U.S. Environmental Protection Agency, the San Diego Air Pollution Control District, and the State of California Air Resources Board in improving air quality in the regional air basin.



**Comparison Table 3 – Open Space, Conservation and Recreation Element**

PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT	EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)
<i>Policies – Air Quality</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.55</b> Ensure that construction and grading projects minimize short-term impacts to air quality.</p> <ul style="list-style-type: none"> <li>a) Require grading projects to provide a storm water pollution prevention plan (SWPPP) in compliance with city requirements, which include standards for best management practices that control pollutants from dust generated by construction activities and those related to vehicle and equipment cleaning, fueling and maintenance;</li> <li>b) Require grading projects to undertake measures to minimize mono-nitrogen oxides (NOx) emissions from vehicle and equipment operations; and</li> <li>c) Monitor all construction to ensure that proper steps are implemented.</li> </ul>	<p><i>[OSCE Policy - Air Quality Preservation]</i></p> <p>C.6 The City shall monitor all construction to ensure that proper steps are taken by developers to reduce short-term construction related impacts to air resources. During cleaning, grading, earth moving or excavation developers shall:</p> <ul style="list-style-type: none"> <li>* Control fugitive dust by regular watering, paving construction roads, or other dust preventive measures;</li> <li>* Maintain equipment engines in proper tune;</li> <li>* Seed and water until vegetation cover is grown;</li> <li>* Spread soil binders;</li> <li>* Wet the area down, sufficient enough to form a crust on the surface with repeated soakings, as necessary, to maintain the crust and prevent dust pick-up by the wind;</li> <li>* Street sweeping, should silt be carried over to adjacent public thoroughfares;</li> <li>* Use water trucks or sprinkler systems to keep all areas where vehicles move damp enough to prevent dust raised when leaving the site;</li> <li>* Wet down areas in the late morning and after work is completed for the day;</li> <li>* Use of low sulphur fuel (0.5% by weight) for construction equipment.</li> </ul>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Water Quality</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>4-P.56</b> Work with the stakeholders in the community and region, such as but not limited to the San Diego Regional Water Quality Control Board (RWQCB), California Fish and Wildlife, US Fish and Wildlife, Coastal Commission, Army Corps of Engineers, Environmental Protection Agency, neighboring cities, counties, businesses, residents, and non-profit groups, to comply with applicable federal, state and local regulations related to water quality in our region, consistent with the city’s current NPDES Municipal Storm Water Permit issued by the RWQCB or other related regulations. Prepare and implement any applicable plans such as a Water Quality Improvement Plan, Integrated Regional Water Management Plan, Load Reduction Plan or others as needed to comply with applicable regulations.</p>	<p><i>[OSCE Policy - Water Quality Protection]</i>  C.25 Coordinate water quality preservation efforts with other cities and agencies having jurisdiction over the portion of drainage basins which extend beyond the city limits.</p>
<p><b>4-P.57</b> Require developments to incorporate structural and non-structural best management practices (BMPs) to mitigate or reduce the projected increases in pollutant loads. Do not allow post-development runoff from a site that would cause or contribute to an exceedance of receiving water quality objectives or has not been reduced to the maximum extent practicable.</p>	<p><i>[OSCE Policy - Water Quality Protection]</i>  C.4 Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. The City shall require developments to incorporate structure and non-structural best management practices (BMP’s) to mitigate the projected increases in pollutant loads.</p>
<p><b>4-P.58</b> Implement water pollution prevention methods to the maximum extent practicable, supplemented by pollutant source controls and treatment. Use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground or source of potential pollution) to minimize the transport of urban runoff and pollutants offsite and into a municipal separate storm sewer system (MS4).</p>	<p><i>[OSCE Policy - Water Quality Protection]</i>  C.5 Implement water pollution prevention methods to the maximum extent practicable, supplemented by pollutant source controls and treatment. Use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants offsite and into a municipal separate storm sewer system (MS4)</p>

**Comparison Table 3 – Open Space, Conservation and Recreation Element**

<b>PROPOSED OPEN SPACE, CONSERVATION AND RECREATION ELEMENT</b>	<b>EXISTING OPEN SPACE AND CONSERVATION ELEMENT (OSCE) AND PARKS AND RECREATION ELEMENT (PRE)</b>
<i>Policies – Water Quality</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>4-P.59</b> Make any necessary structural control changes to the storm water conveyance system to remove or reduce storm water pollutant levels.	<i>[OSCE Policy - Water Quality Protection]</i> C.6 Make the necessary structural controls to the storm water conveyance system to remove or reduce storm water pollutant levels.
<b>4-P.60</b> Conduct analysis of the effectiveness of the overall pollution prevention programs in Carlsbad consistent with the city's NPDES Municipal Storm Water Permit issued by the RWQCB or other related regulations.	<i>[OSCE Policy - Water Quality Protection]</i> C.3 Periodically, conduct an analysis of the effectiveness of the overall storm water pollution control management program in Carlsbad.
<b>4-P.61</b> Continue to implement a program to detect and eliminate illicit connections to storm drains and illegal discharges of non-storm water wastes into storm water conveyance systems.	<i>[OSCE Policy - Water Quality Protection]</i> C.8 Develop and implement a program to detect and eliminate illicit connections to storm drains and illegal discharges of non-storm water wastes into storm water conveyance systems.
<b>4-P.62</b> Continue to implement a program for the testing and monitoring of storm water and/or non-storm water flows consistent with the city's NPDES Municipal Storm Water Permit issued by the RWQCB or other related regulations.	<i>[OSCE Policy - Water Quality Protection]</i> C.10 Implement a program for the testing and monitoring of storm water flows.
<b>4-P.63</b> Preserve, where possible, natural watercourses or provide naturalized drainage channels within the city. Where feasible, implement restoration and rehabilitation opportunities.	<i>[OSCE Policies - Water Quality Protection]</i> C.11 Preserve, where possible, natural water courses or provide naturalized drainage channels within the City.  C.13 Require that, where possible, naturalized channels and pollution management basins be landscaped with native plant species which balance the needs of fire suppression, habitat values, maintenance, aesthetics and pollution absorption.
<b>4-P.64</b> Coordinate the needs of storm water pollution management with habitat management, flood management, capital improvement projects, development, aesthetics and other open space needs.	<i>[OSCE Policy - Water Quality Protection]</i> C.12 Coordinate the needs of storm water pollution management with habitat management, aesthetics and other open space needs.

## Comparison Table 4 – Noise Element

The following lists all goals and policies proposed in the draft General Plan Noise Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New policy numbers are listed below and are highlighted in the comparison table.

New Policies:

Policies: 5-P.5, 5-P.8

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision

**Comparison Table 4 – Noise Element**

<b>PROPOSED NOISE ELEMENT</b>	<b>EXISTING NOISE ELEMENT</b>
<i>Goals</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>5-G.1</b> Protect public health and welfare by eliminating existing noise problems where feasible, maintaining an acceptable indoor and outdoor acoustic environment, and preventing significant degradation of the acoustic environment.	<i>[Goal – General]</i> A City which is free from excessive, objectionable, or harmful noise.
	<i>[Objective – General]</i> B.2 To control harmful or undesirable noise.
	<i>[Objective – General]</i> B.3 To protect the hearing and well-being of Carlsbad residents and visitors.
<b>5-G.2</b> Ensure that new development is compatible with the noise environment, by continuing to use potential noise exposure as a criterion in land use planning.	<i>[Goal – Land Use]</i> A.1 A City where land uses are not significantly impacted by noise.
	<i>[Objective – Land Use]</i> B.2 To achieve noise impact compatibility between land uses through the land use planning/development review process.
<b>5-G.3</b> Guide the location and design of transportation facilities, industrial uses and other potential noise generators to minimize the effects of noise on adjacent land uses.	<i>[Goal – Land Use]</i> A.2 A City with industrial and commercial land uses which do not produce significantly adverse noise impacts.
	<i>[Goal – Land Use]</i> A.3 A City which controls mobile sources of noise to help assure that mobile noise sources do not substantially contribute to the noise environment.
	<i>[Goal – Roads]</i> To provide a roadway system that does not subject surrounding land uses to significantly adverse noise levels.
	<i>[Goal – Rail]</i> Noise from railroad travel through Carlsbad is not disruptive to adjacent land uses and activities.
<b>5-G.4</b> Ensure long-term compatibility between the airport and surrounding land use.	<i>[Goal – Airport]</i> A City that achieves long-term compatibility between the airport and surrounding land use.
<b>5-G.5</b> Foster healthy and productive work environments that do not cause hearing damage or other adverse noise related health impacts to workers in Carlsbad.	<i>[Goal – Employment]</i> A City with healthy and productive work environments that do not cause hearing damage or other adverse noise related health impacts to workers in the City of Carlsbad.

**Comparison Table 4 – Noise Element**

PROPOSED NOISE ELEMENT	EXISTING NOISE ELEMENT
<i>Policies – Land Use and Noise Compatibility</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.1 Acceptability of Use Location.</b> Use the noise and land use compatibility matrix (Table 5-1) and Future Noise Contours map (Figure 5-3) as criteria to determine acceptability of a land use, including the improvement/construction of streets, railroads, freeways and highways. Do not permit new noise-sensitive uses—including schools, hospitals, places of worship, and homes—where noise levels are “normally unacceptable” or higher, if alternative locations are available for the uses in the city.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.1 Encourage the development of compatible land uses in areas which are subject to excessive noise levels.</p>
<p><b>5-P.2 Required Noise Analysis.</b> Require a noise analysis be conducted for all discretionary development proposals (except for developments of single family homes with four units or fewer) located where projected noise exposure would be other than “normally acceptable”.</p> <p>A required noise analysis should:</p> <ol style="list-style-type: none"> <li>Be prepared by a certified noise consultant or acoustical engineer;</li> <li>Be funded by the applicant;</li> <li>Include a representative, on-site day and night sound level measurement;</li> <li>Include a delineation of current (measured) and projected (General Plan or 10 years in future, whichever horizon extends further out) noise contours;</li> <li>Identify noise levels with and without the proposed project, ranging from 55 to 75 dBA (Ldn) within the proposed development site; and</li> <li>If noise levels exceed the standards in Table 5-1, include a description of adequate and appropriate noise abatement measures to mitigate the noise to allowable levels for the proposed use.</li> </ol>	<p><i>[Policy – Land Use]</i></p> <p>C.6 Require that a "Noise" Study be submitted with all discretionary applications for residential projects of five or more single family dwelling units or any multiple family dwelling units located within or 500-feet beyond the 60 dBA CNEL noise contour lines as shown on Map 2: Future Noise Exposure Contour Map.</p> <hr/> <p><i>[Policy – Land Use]</i></p> <p>C.5 ...</p> <p>For residential properties identified as requiring a noise study, a study shall be prepared by an acoustical professional. This study shall document the projected maximum exterior noise level and mitigate the projected exterior noise level to a maximum allowable noise level as identified in this policy.</p> <p>...</p>

**Comparison Table 4 – Noise Element**

PROPOSED NOISE ELEMENT	EXISTING NOISE ELEMENT
<i>Policies – Land Use and Noise Compatibility</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.3 Noise-Attenuation.</b> For all projects that require discretionary review and have noise exposure levels that exceed the standards in Table 5-1, require site planning and architecture to incorporate noise-attenuating features. With mitigation, development should meet the allowable outdoor and indoor noise exposure standards in Table 5-2. When a building’s openings to the exterior are required to be closed to meet the interior noise standard, then mechanical ventilation shall be provided.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.3 Require the use of project design techniques, such as, increasing the distance between the noise source and the receiver; placing non-noise sensitive uses such as parking areas, maintenance facilities, and utility areas between the source and the receiver; using non-sensitive structures, such as a garage, to shield noise sensitive areas; and, orienting buildings to shield outdoor spaces from a noise source to minimize noise impacts during any discretionary review of a residential or other noise sensitive project.</p>
	<p><i>[Policy – Land Use]</i></p> <p>C.5 ...  Interior noise levels should be mitigated to 45 dBA CNEL when openings to the exterior of the residence are open or closed. If openings are required to be closed to meet the interior noise standard, then mechanical ventilation shall be provided.  ...</p>

**Comparison Table 4 – Noise Element**

PROPOSED NOISE ELEMENT	EXISTING NOISE ELEMENT
<i>Policies – Land Use and Noise Compatibility</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.4 Exterior Noise Levels Exceeding Acceptable Level.</b> If the noise analysis shows that exterior noise levels cannot be mitigated to an acceptable level as identified in Table 5-2, the development should not be approved without one or more of the following findings:</p> <ul style="list-style-type: none"> <li>a. Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the noise.</li> <li>b. Changes or alterations to avoid or substantially lessen noise are within the responsibility and jurisdiction of another public agency and not the City of Carlsbad. Such changes have been adopted by such other agency or can and should be adopted by such other agency.</li> <li>c. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives to avoid or substantially lessen noise.</li> </ul> <p>If a project is approved with exterior noise levels exceeding the acceptable noise level, all purchasers of the impacted property shall be notified in writing prior to purchase, and by deed disclosure in writing, that the property they are purchasing is, or will be, impacted by noise and does not meet City of Carlsbad noise standards for residential property.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.5 ...</p> <p>If the acoustical study shows that exterior noise levels cannot be mitigated to the level allowable as identified in this policy or less, the development should not be approved without one or more of the following findings:</p> <ul style="list-style-type: none"> <li>(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect (noise).</li> <li>(2) Changes or alterations to avoid or substantially lessen the significant environmental effect (noise) are within the responsibility and jurisdiction of another public agency and not the City of Carlsbad. Such changes have been adopted by such other agency or can and should be adopted by such other agency.</li> <li>(3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives to avoid or substantially lessen the significant environmental effect (noise).</li> </ul> <p>If a project is approved with exterior noise levels exceeding the level allowable pursuant to this policy, all purchasers of the impacted property shall be notified in writing prior to purchase, and by deed disclosure in writing, that the property they are purchasing is, or will be, noise impacted and does not meet Carlsbad noise standards for residential property.</p> <p>...</p>
<p><b>5-P.5 Noise Generation.</b> As part of development project approval, require that noise generated by a project does not exceed standards established in Table 5-3.</p>	



**Comparison Table 4 – Noise Element**

PROPOSED NOISE ELEMENT	EXISTING NOISE ELEMENT
<i>Policies – Land Use and Noise Compatibility</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.6 Berms and Sound Walls.</b> Discourage the use of berms and sound walls for noise mitigation; rather, encourage the use of project design techniques such as increasing the distance between the noise source and the noise sensitive receiver and use non-noise sensitive structures (e.g., a garage) to shield noise sensitive areas. If a berm or wall is determined necessary to mitigate noise, discourage exclusive use of walls in excess of six feet in height and encourage use of natural barriers such as site topography or constructed earthen berms. When walls are determined to be the only feasible solution to noise mitigation, then the walls shall be designed to limit aesthetic impacts. When walls over six feet in height are necessary to mitigate noise, a berm/wall combination with heavy landscaping, a terraced wall heavily landscaped, or other similar innovative wall design technique shall be used to minimize visual impacts.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.3 Require the use of project design techniques, such as, increasing the distance between the noise source and the receiver; placing non-noise sensitive uses such as parking areas, maintenance facilities, and utility areas between the source and the receiver; using non-sensitive structures, such as a garage, to shield noise sensitive areas; and, orienting buildings to shield outdoor spaces from a noise source to minimize noise impacts during any discretionary review of a residential or other noise sensitive project.</p>
	<p><i>[Policy – Land Use]</i></p> <p>C.9 Discourage the exclusive use of noise walls in excess of 6 feet in height as mitigation for noise along Circulation Element roadways.</p>
	<p><i>[Policy – Land Use]</i></p> <p>C.10 Utilize natural barriers such as site topography or constructed earthen berms to mitigate noise on a project. When noise walls are determined to be the only feasible solution to noise mitigation, then the walls shall be designed to limit aesthetic impacts. When over-height walls are necessary to mitigate noise, a berm/wall combination with heavy landscaping, a terraced wall heavily landscaped, or other similar innovative wall design technique shall be used to minimize visual impacts.</p>

**Comparison Table 4 – Noise Element**

<b>PROPOSED NOISE ELEMENT</b>	<b>EXISTING NOISE ELEMENT</b>
<i>Policies – Land Use and Noise Compatibility</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.7 Mitigation Cost.</b> The City of Carlsbad shall not fund mitigation of existing or future noise impacts from streets, railroad, airport or any other source for existing or future private development within the city.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.8 Recognize that mitigation of existing or future noise impacts from Circulation Element roadways, AT&amp;SF railroad or McClellan-Palomar Airport for existing or future development within the City, shall not be funded by the City. However, the City shall assist applicants with the processing of necessary permits for mitigating noise on private property, which permits may include right-of-way permits, encroachment permits, retaining wall permits and zoning variances. The City shall also assist property owners in the establishment of assessment districts, to fund noise mitigation improvements, in accordance with established City policies and procedures.</p>
<p><b>5-P.8 Noise Guidelines Manual.</b> Update the Noise Guidelines Manual to ensure consistency with General Plan standards and policies, and contemporary practices.</p>	
<i>Policies – Motor Vehicle/Roadway Noise</i>	
<p><b>5-P.9</b> Continue to enforce the California Motor Vehicle Code as it applies to excessive noise. The Carlsbad Police Department should continue to reduce the number of excessively noisy vehicles on city streets and deter persons from operating their motor vehicles in a noisy manner.</p>	<p><i>[Policy – Land Use]</i></p> <p>C.4 Continue to enforce the State Motor Vehicle Code as it applies to excessive noise. The Carlsbad Police Department should continue to reduce the number of excessively noisy vehicles on city streets. The Department should also continue to deter persons from operating their motor vehicles in a noisy manner.</p>
<p><b>5-P.10</b> Consider noise impacts in the design of road systems and give special consideration to noise sensitive areas.</p>	<p><i>[Policy – Circulation Roads]</i></p> <p>C.2 Consider noise impacts in the design of road systems and give special consideration to those road corridors in scenic or noise sensitive areas.</p>
<p><b>5-P.11</b> Review traffic flow systems and, wherever possible, synchronize signalization and/or implement other traffic flow improvements to avoid traffic stops and starts, and adjust traffic flow to achieve noise levels acceptable to surrounding areas.</p>	<p><i>[Policy – Circulation Roads]</i></p> <p>C.3 Review traffic flow systems and synchronize signalization, wherever possible to avoid traffic stops and starts, which produce excessive noise, and to adjust traffic flow to achieve noise levels acceptable to surrounding areas.</p>

**Comparison Table 4 – Noise Element**

<b>PROPOSED NOISE ELEMENT</b>	<b>EXISTING NOISE ELEMENT</b>
<i>Policies – Airport Noise</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>5-P.12</b> Use the noise policies in the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP) to determine acceptability of a land use within the airport’s influence area (AIA) as depicted in the ALUCP. Additional disclosure actions for new development in the AIA, such as aviation easements, deed restrictions, recorded notice, etc., are required of developers/sellers of noise impacted residential units.</p>	<p><i>[Policy – Airport]</i></p> <p>C.1 Encourage the development of compatible land uses and restrict incompatible land uses surrounding airport facilities.</p>
	<p><i>[Policy – Airport]</i></p> <p>C.5 Discourage the development of residential projects with exterior noise levels in excess of 65 dBA CNEL as caused by airport/aircraft operations. The City recognizes that noise levels of 65 dBA CNEL, as caused by aircraft operations, are generally incompatible with developments of residential uses and such developments should not be permitted within the 65 dBA CNEL Airport Noise Contour (See Map 3: Compatibility Policy Map: Noise). However, if residential projects are approved, the City will require aviation easements to be placed over lots within new residential development projects located within the 65 dBA CNEL noise contour as mapped on Map 3: Compatibility Policy Map: Noise.</p>
<p><b>5-P.14</b> Recognize that procedures for the abatement of aircraft noise have been identified in the Fly Friendly Program for McClellan-Palomar Airport. The city expects the widespread dissemination of, and pilot adherence to, the adopted procedures.</p>	<p><i>[Policy – Airport]</i></p> <p>C.3 Recognize that procedures for the abatement of aircraft noise have been identified in the Fly Friendly Program for McClellan-Palomar Airport. The City expects the widespread dissemination of, and pilot adherence to, the adopted procedures.</p>
<p><b>5-P.15</b> Expect the airport to control noise while the city shall control land-use thus sharing responsibility for achieving and maintaining long-term noise/land-use compatibility in the vicinity of McClellan- Palomar Airport.</p>	<p><i>[Policy – Airport]</i></p> <p>C.4 Expect the airport to control noise while the City shall control land-use thus sharing responsibility for achieving and maintaining long-term noise/land-use compatibility in the vicinity of McClellan-Palomar Airport.</p>
<p><b>5-P.16</b> Require new nonresidential development to comply with the noise compatibility criteria in the ALUCP. Require dedication of aviation easements for new developments designated as conditionally compatible for noise in the ALUCP, and which are located within the 65 dB CNEL noise contour as mapped on Figure 5-4: Airport Noise Compatibility Policy Map.</p>	<p><i>[Policy – Airport]</i></p> <p>C.6 New nonresidential development should comply with the noise compatibility criteria in the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP). The City will require dedication of aviation easements for new developments designated as conditionally compatible for noise in the ALUCP, and which are located within the 65 dB CNEL noise contour as mapped on Map 3: Compatibility Policy Map: Noise.</p>

**Comparison Table 4 – Noise Element**

<b>PROPOSED NOISE ELEMENT</b>	<b>EXISTING NOISE ELEMENT</b>
<i>Policies – Work-Related Noise</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>5-P.17</b> Participate in noise control and hearing conservation programs in all appropriate work environments owned, operated, or otherwise under the control of the City of Carlsbad.	<i>[Policy – Employment]</i> C.1 Participate in noise control and hearing conservation programs in all appropriate work environments owned, operated, or otherwise under the control of the City.
<b>5-P.18</b> Promote that all persons responsible for operation of noise-producing equipment or processes, exercise reasonable care to minimize casual noise exposure to unprotected workers or passers-by to reduce risk of hearing damage.	<i>[Policy – Employment]</i> C.2 Promote that all persons responsible for operation of noise-producing equipment or processes, exercise reasonable care to minimize casual noise exposure to unprotected workers or passers-by to reduce risk of hearing damage.
<b>5-P.19</b> Encourage and assist its employees in identifying and abating potential noise hazards on city-owned or controlled property.	<i>[Policy – Employment]</i> C.3 Encourage and assist its employees in identifying and abating potential noise hazards on City-owned or controlled property.

## Comparison Table 5 – Public Safety Element

The following lists all goals and policies proposed in the draft General Plan Public Safety Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New policy numbers are listed below and are highlighted in the comparison table.

New Policies:

Policies: 6-P.26, 6-P.35

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Goals</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-G.1</b> Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters.	<i>[Goal – Geology and Seismic Safety]</i> A City which minimizes injury, loss of life, and damage to property resulting from potential geologic and seismic disasters.
	<i>[Goal – Flood Hazards]</i> A City which minimizes injury, loss of life, and damage to property resulting from the occurrence of floods.
	<i>[Goal – Hazardous Materials]</i> A City which minimizes injury, loss of life, and damage to property resulting from hazardous materials disaster occurrence.
<b>6-G.2</b> Minimize safety hazards related to aircraft operations in areas around the McClellan-Palomar Airport.	<i>[Goal – Airport Hazards]</i> A City which minimizes noise and safety hazards within areas around the airport.
<b>6-G.3</b> Maintain safety services that are responsive to citizens’ needs to ensure a safe and secure environment for people and property in the community.	<i>[Goal – Fire and Emergency Medical Services]</i> A.1 A City which minimizes the injury, the loss of life and damage to property resulting from fire hazards.
	<i>[Goal – Disaster Preparedness]</i> A City which provides for emergency response during and after catastrophic events.
	<i>[Goal – Crime Hazards]</i> A City which minimizes injury, loss of life, and damage to property resulting from crime.
<i>Policies – Flooding and Coastal Hazards</i>	
<b>6-P.1</b> Enforce the Cobey-Alquist Floodplain Management Act and the city’s Floodplain Management Regulations to prohibit construction of structures in a designated floodway where such development would endanger life or significantly restrict the carrying capacity of the designated floodway; and to regulate development within other areas of special flood hazard, flood related erosion hazard and mudslide hazard to ensure such development does not adversely affect public health and safety due to water and erosion hazards, or result in damaging increases in erosion, flood height or velocities.	<i>[Policy – Flood Hazards]</i> C.1 Enforce the Colby-Alquist Floodplain Management Act which prohibits the placement of structures in the floodway, except for public utility or communication lines.
	<i>[Objective – Flood Hazards]</i> B.2 To restrict or prohibit uses which are dangerous to the health and safety of people or adversely affect property due to water and erosion hazards, or which result in damaging increases in erosion or flood height or velocities.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Flooding and Coastal Hazards</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.2</b> Continue to implement and pursue flood control programs that reduce flood hazards, such as the city’s Grading Ordinance and the Floodplain Management Regulations.	<i>[Objective – Flood Hazards]</i> B.3 To continue to pursue flood control programs through such means as: application of the grading ordinance, the flood plain overlay zone, and the recommendations of the Open Space and Conservation and the Public Safety Elements.
<b>6-P.3</b> Cooperate and coordinate with federal, state and local jurisdictions, and agencies involved in the mitigation of flood hazards from dam inundation, tsunamis, sea level rise, and major flood events.	<i>[Objective – Flood Hazards]</i> B.4 To seek the cooperation and coordination of all jurisdictions and agencies such as the San Diego County Flood Control District, involved in the mitigation of flood hazards.
<b>6-P.4</b> Require all proposed drainage facilities to comply with the city’s Standard Design Criteria to ensure they are properly sized to handle 100-year flood conditions.	<i>[Policy – Flood Hazards]</i> C.3 Require all proposed drainage facilities to comply with the City’s "Standard Design Criteria" to ensure they are properly sized to handle 100-year flood conditions.
<b>6-P.5</b> Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding.	<i>[Policy – Flood Hazards]</i> C.7 Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding or wave action.
<b>6-P.6</b> Enforce the requirements of Titles 18, 20, and 21 pertaining to drainage and flood control when reviewing applications for building permits and subdivisions.	<i>[Policy – Flood Hazards]</i> C.5 Review all new development proposals to ensure compliance with those sections of Titles 18 and 20 pertaining to drainage and flood control structures.
<b>6-P.7</b> Comply with all requirements of the California Department of Water Resources’ Division of Safety of Dams to ensure adequate flood control.	<i>[Policy – Flood Hazards]</i> C.4 Comply with all requirements of the State Department of Water Resources’ Division of Dam Safety to ensure adequate flood control.
<b>6-P.8</b> Comply with Federal Emergency Management Agency (FEMA) requirements to identify flood hazard areas and control development within these areas in order for residents to qualify for federal flood insurance. Cooperate with FEMA on shoreline flooding hazards and other mapping efforts.	<i>[Policy – Flood Hazards]</i> C.6 Comply with Federal Emergency Management Agency requirements to have a program of identifying flood hazard areas and controlling development within these areas in order for residents to qualify for federal flood insurance.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Geology and Seismicity</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.9</b> Allow for consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.	<i>[Objective – Geology and Seismic Safety]</i> B.1 To establish a development project review process that allows consideration of seismic and geologic hazards at the earliest possible point in the development process, preferably before comprehensive engineering work has commenced.
<b>6-P.10</b> Maintain geotechnical report guidelines identifying specific requirements for various levels of geotechnical evaluation, including reconnaissance studies, preliminary geotechnical investigation reports, and as-graded geotechnical reports.	<i>[Policy – Geology and Seismic Safety]</i> C.8 Establish procedures to efficiently process required geotechnical reports. All reports dealing with geology should be produced, reviewed, and approved by geotechnically competent persons. However, only in those cases where city staff cannot adequately review and assess geologic reports should outside consulting help be sought.
<b>6-P.11</b> Use information in Figure 6-4 as a generalized guideline for planning purposes and in determining the type and extent of geotechnical report to be required for a proposed development project. When a geotechnical report is required, require submission of the report and demonstration that a project conforms to all mitigation measures recommended in the report prior to city approval of the proposed development.	<i>[Policy – Geology and Seismic Safety]</i> C.4 Use the City's geotechnical maps (prepared by Leighton & Associates, Inc., 1992) as generalized guidelines for planning purposes and in determining the type of geotechnical report to be required as well as the extent of the report. These maps include the Geotechnical Hazards/ Constraints Map, Land Use Capability Map, Fault Location and Seismically-Induced Ground Shaking Map, Mineral Resources and Catastrophic Dam Failure Inundation, and the Tsunami and Seiche Hazard Zone Map. (These maps are on file in the Planning Department.)
<b>6-P.12</b> Require a geotechnical investigation and report of all sites proposed for development in areas where geologic conditions or soil types are susceptible to liquefaction. Also require demonstration that a project conforms to all mitigation measures recommended in the geotechnical report prior to city approval of the proposed development (as required by state law).	<i>[Policy – Geology and Seismic Safety]</i> C.2 Require project applicants to submit evidence that structures are designed to meet ground response characteristics of their individual site.



**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Geology and Seismicity</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.13</b> Prohibit location of critical structures directly across known earthquake faults unless a geotechnical and/or seismic investigation is performed to show that the earthquake fault is neither active nor potentially active.	<i>[Policy – Geology and Seismic Safety]</i> C.3 Prohibit the location of critical structures directly across known faults unless a geotechnical and/or seismic investigation is performed to show that the fault is neither active nor potentially active.
<b>6-P.14</b> Require applicants to conduct detailed geologic and seismic investigations at sites where the construction of critical structures (high-occupancy structures and those that must remain in operation during emergencies) and structures over four stories are under consideration.	<i>[Policy – Geology and Seismic Safety]</i> C.5 Require applicants to conduct detailed geologic and seismic investigations at sites where the construction of critical structures (high-occupancy structures and those which must remain in operation during emergencies) and structures over four stories are under consideration.
<b>6-P.15</b> In accordance with the California Subdivision Map Act, deny subdivision maps if a project site is not physically suitable for either the type or density of a proposed development because of geologic, seismic, or other hazards.	<i>[Policy – Geology and Seismic Safety]</i> C.6 Enforce the State Map Act provision that subdivision maps may be denied if a project site is not physically suitable for either the type or density of a proposed development.
<b>6-P.16</b> Require qualified geotechnical engineering professionals to review grading plans and inspect areas of excavation during and after grading, to evaluate slope stability and other geotechnical conditions that may affect site development and public safety. In areas of known or suspected landslides and/or adverse geologic conditions, the following determinations should be made: extent of landslide, depth-to-slide plane, soil types and strengths, presence of clay seams and ground water conditions.	<i>[Policy – Geology and Seismic Safety]</i> C.7 Require qualified professionals in the fields of Soil Engineering and Engineering Geology to review grading plans and inspect areas of excavation during and after grading, to evaluate slope stability and other geotechnical conditions that may affect site development and public safety. It is imperative in areas of known or suspected landslides and/or adverse geologic conditions to ascertain slope stability before and after development. The following determinations should be made in these cases: extent of landslide, depth-to-slide plane, soil types and strengths, presence of clay seams and ground water conditions.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Geology and Seismicity</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.17</b> Continue to regulate development, including remodeling or structural rehabilitation, to ensure adequate mitigation of safety hazards on sites having a history or threat of seismic dangers, erosion, subsidence, or flooding.	<i>[Policy – Geology and Seismic Safety]</i> C.12 Require installation of appropriate siltation and erosion control measures on proposed building and development sites wherever there is a potential for soil erosion.
	<i>[Policy – Geology and Seismic Safety]</i> C.17 Design all structures in accordance with the seismic design standards of the Uniform Building Code and State building requirements.
<i>Policies – Airport Hazards</i>	
<b>6-P.18</b> Ensure that development in the McClellan-Palomar Airport Influence Area is consistent with the land use compatibility policies contained in the McClellan-Palomar Airport Land Use Compatibility Plan. <i>See also policies in the Land Use and Community Design Element related to McClellan-Palomar Airport.</i>	<i>[Policy – Airport Hazards]</i> C.3 Review development proposals in the Airport Influence Area to ensure consistency with applicable land use compatibility policies contained in the McClellan-Palomar Airport Land Use Compatibility Plan and to ensure that design features are incorporated into proposed site plans which specifically address aircraft crash and noise hazards.
<i>Policies – Soils and Hazardous Materials</i>	
<b>6-P.19</b> Limit hazards associated with the manufacture, use, transfer, storage and disposal of hazardous materials and hazardous wastes through enforcement of applicable local, county, state and federal regulations.	<i>[Objective – Hazardous Materials]</i> B.1 To limit the hazards associated with the manufacture, use, transfer, storage and disposal of hazardous materials and hazardous wastes through enforcement of applicable local, county, state and federal regulations.
<b>6-P.20</b> Coordinate with the County of San Diego and use the San Diego County Multi-Jurisdictional Hazard Mitigation Plan as a guide for implementing actions to reduce hazardous waste impacts.	<i>[Objective – Hazardous Materials]</i> B.2 To comply with San Diego County's Hazardous Waste Management Plan.
<b>6-P.21</b> Regulate locations for the manufacture, storage, and use of hazardous materials within the city through implementation of Carlsbad Municipal Code Title 21 (Zoning Ordinance).	<i>[Objective – Hazardous Materials]</i> B.3 To regulate locations for the manufacture, storage, and use of hazardous materials within the City through implementation of Title 20 of the Carlsbad Municipal Code, the Zoning Ordinance.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Soils and Hazardous Materials</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.22</b> Regulate development on sites with known contamination of soil and groundwater to ensure that construction workers, future occupants, and the environment as a whole, are adequately protected from hazards associated with contamination, and encourage cleanup of such sites.	<i>[Policy – Hazardous Materials]</i> C.1 Review land use decisions to consider constraints presented by the potential for on-site and off-site contamination by use, transfer, storage, or land disposal of hazardous materials and wastes. Land use decisions should be consistent with federal, state and county environmental regulations.
<b>6-P.23</b> Provide for hazardous materials emergency incident responses. Coordinate such responses with applicable federal, state and county agencies.	<i>[Policy – Hazardous Materials]</i> C.2 Provide for hazardous materials emergency incident responses. Coordinate such responses with applicable federal, state and county agencies.
<b>6-P.24</b> Maintain regulations that require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.	<i>[Policy – Hazardous Materials]</i> C.3 Maintain regulations which require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.
<b>6-P.25</b> Enhance and expand the use of desiltation/pollutant basins to function as hazardous material spill control facilities to prevent the spread of contaminants to downstream areas.	<i>[Policy – Hazardous Materials]</i> C.4 Enhance and expand the use of desiltation/pollutant basins to function as hazardous material spill control facilities to prevent the spread of contaminants to downstream areas.
<b>6-P.26</b> Support public awareness and participation in household hazardous waste management, solid waste, and recycling programs.	
<i>Policies – Police, Fire and Emergency Services</i>	
<b>6-P.27</b> Maintain adequate Police and Fire Department staff to provide adequate and timely response to all emergencies.	<i>[Goal – Fire and Emergency Medical Services]</i> A.2 A City which optimizes the organization and delivery of emergency services.
	<i>[Objective – Crime Hazards]</i> B.2 To provide sworn staff in sufficient numbers to support basic patrol services consistent with patterns observed in progressive departments serving cities in the population range comparable to Carlsbad.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Police, Fire and Emergency Services</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.28</b> Ensure Fire Department facilities and service are provided consistent with the minimum performance standards of the city’s Growth Management Plan.	<i>[Objective – Fire and Emergency Medical Services]</i> B.2 To maintain an initial emergency travel response time of five (5) minutes.
<b>6-P.29</b> Encourage physical planning and community design practices that deter crime and promote safety.	<i>[Objective – Crime Hazards]</i> B.4 To encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.
<b>6-P.30</b> Maintain close coordination between planned improvements to the circulation system within the city and the location of fire stations to assure adequate levels of service and response times to all areas of the community.	<i>[Objective – Fire and Emergency Medical Services]</i> B.3 To maintain close coordination between planned improvements to the circulation system within the City of Carlsbad and the location of fire stations to assure adequate levels of service and response times to all areas of the community.
<b>6-P.31</b> Consider site constraints in terms of hazards and current levels of emergency service delivery capabilities when making land use decisions. In areas where population or building densities may be inappropriate to the hazards present, take measures to mitigate the risk of life and property loss.	<i>[Objective – Fire and Emergency Medical Services]</i> B.5 To consider, in land use decisions, site constraints in terms of hazards and current levels of emergency service delivery capabilities. In areas where population or building densities may be inappropriate to the hazards present, measures shall be taken to mitigate the risk of life and property loss.
<b>6-P.32</b> Coordinate the delivery of fire protection services through mutual aid agreements with other agencies when appropriate.	<i>[Objective – Fire and Emergency Medical Services]</i> B.6 To coordinate the delivery of fire protection services through mutual aid agreements with other agencies when appropriate.
<b>6-P.33</b> Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures.	<i>[Policy – Fire and Emergency Medical Services]</i> C.1 Enforce the Uniform Building and Fire Codes, adopted by the City, to provide fire protection standards for all existing and proposed structures.
<b>6-P.34</b> Promote community awareness of possible natural and man-made hazards, response plans and measures that can be taken to protect lives.	<i>[Policy –Disaster Preparedness]</i> C.2 Promote public awareness of possible natural and man-made hazards, measures which can be taken to protect lives and property, response plans, and evacuation routes.

**Comparison Table 5 – Public Safety Element**

<b>PROPOSED PUBLIC SAFETY ELEMENT</b>	<b>EXISTING PUBLIC SAFETY ELEMENT</b>
<i>Policies – Police, Fire and Emergency Services</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>6-P.35</b> When future development is proposed to be intermixed with wildlands and/or adjacent to wildlands, require applicants to comply with the city’s adopted Landscape Manual, which includes requirements related to fire protection, and calls for preparation of a fire protection plan when a proposed project contains or is bounded by hazardous vegetation or is within an area bounded by a very high fire hazard severity zone, or as determined by the Fire Code official or his representative.	
<i>Policies – Emergency Preparedness</i>	
<b>6-P.36</b> Maintain and periodically update the City of Carlsbad Emergency Operations Plan as appropriate information becomes available, and continue participating in multijurisdictional disaster planning.	<i>[Policy –Disaster Preparedness]</i> C.1 Maintain and periodically update the City of Carlsbad Emergency Plan as appropriate information becomes available. Revisions shall refine the overall City Emergency Plan to include specific emergency requirements and activities for potential disasters.
<b>6-P.37</b> Promote public awareness of possible natural and man-made hazards, measures that can be taken to protect lives and property, response plans, and evacuation routes.	<i>[Policy –Disaster Preparedness]</i> C.2 Promote public awareness of possible natural and man-made hazards, measures which can be taken to protect lives and property, response plans, and evacuation routes.
<b>6-P.38</b> Inform the public and contractors of the danger involved and the necessary precautions that must be taken when working on or near pipelines or utility transmission lines.	<i>[Circulation Element Policy – Public Utility and Storm Drainage Facilities]</i> C.5 Inform the public and contractors of the danger involved, and the necessary precautions that must be taken when working on or near, pipelines or utility transmission lines.
<b>6-P.39</b> Ensure all new development complies with all applicable regulations regarding the provision of public utilities and facilities.	<i>[Circulation Element Policy – Public Utility and Storm Drainage Facilities]</i> C.4 Require new development to dedicate and improve all public rights-of-way for public utility and storm drainage facilities needed to serve development.

## Comparison Table 6 – Arts, History, Culture and Education Element

The following lists all goals and policies proposed in the draft General Plan Arts, History, Culture and Education Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)
- New; the topic is not addressed by an existing goal, objective or policy. New goal and policy numbers are listed below and are highlighted in the comparison table.

New Goals and Policies:

Goals: 7-G.2, 7-G.5 to 11

Policies: 7-P.10, 7-P.13, 7-P.21 to 30

Some existing General Plan goals, objectives and policies are not carried forward in the draft General Plan; those not carried forward are generally characterized as follows:

- Redundant (the intent is adequately addressed by a proposed draft goal or policy)
- Has been completed (identified a specific task or objective that has been completed/achieved)
- No longer relevant or is obsolete
- Does not align with the Carlsbad Community Vision

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Goals – Historic Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-G.1</b> Recognize, protect, preserve, and enhance the city’s diverse heritage.	<i>[OSCE Goal – Historic and Cultural Preservation]</i> A.1 A city in which its existing and continuing heritage is protected, preserved, recognized and enhanced.
<b>7-G.2</b> Make Carlsbad’s history more visible and accessible to residents and visitors.	
<i>Goals – Arts and Culture</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-G.3</b> Integrate the arts and art education as a vital aspect of community life, with a wide range of facilities and public programs designed to engage the city’s diverse audiences as active participants and patrons.	<i>[AE Goal]</i> A city strongly reflecting the arts in its total environment with land and facilities permanently dedicated to performing and visual arts, together with an abundant range of on-going and special arts programs involving as many regular and visiting members of the community as possible, as active participants, audiences, and patrons.
<b>7-G.4</b> Foster an environment of active participation in and attendance at artistic and educational programs and activities by residents and visitors.	<i>[AE Objective]</i> B.3 To have a city of residents and visitors practicing, participating in, attending, and observing artistic and cultural activities.
<b>7-G.5</b> Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement; more public gathering places, family-friendly activities; and more events that connect residents to one another and keep them active in the community.	
<i>Goals – Educational and Lifelong Learning Resources</i>	
<b>7-G.6</b> Promote access to lifelong learning opportunities that align with the learning needs and abilities of all community members.	
<b>7-G.7</b> Promote opportunities for higher learning and education, with linkages to the city’s technology base and highly skilled workforce.	
<b>7-G.8</b> Attract and partner with institutions of higher learning and research organizations to create high quality jobs in the city.	

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Goals – Educational and Lifelong Learning Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-G.9</b> Work with school districts to ensure educational facilities with sufficient permanent capacity are available to meet the needs of current and future projected enrollment. Consult with the school districts on policies and projects that affect the provision of educational facilities and services.	
<b>7-G.10</b> Foster an environment in which children and youth can flourish and become contributing members of society. The foundation of this vision is a strong and active partnership among the city, school districts, libraries and all segments of the community, so that powerful learning from the earliest years is a citywide experience and responsibility.	
<b>7-G.11</b> Promote an adequate and diverse supply of childcare facilities that are affordable and accessible for families, and provide safe, educational, and high-quality services for children.	
<i>Policies – Historic Resources</i>	
<b>7-P.1</b> Prepare an updated inventory of historic resources in Carlsbad, with recommendations for specific properties and districts, if determined appropriate, to be designated in national, state, and local registries.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.2 Create and maintain a local registry of cultural resources.
<b>7-P.2</b> Encourage the use of regional, state and federal programs that promote cultural preservation to upgrade and redevelop properties with historic or cultural value. Consider becoming a participant in the Mills Act tax incentive program.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.4 Encourage the use of tax incentives, regional, state and federal programs which promote cultural preservation to upgrade and redevelop property vitality.
<b>7-P.3</b> Formalize a program of historical markers/plaques at resources in state and national registers or of local importance.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.3 Provide landmark identification of designated cultural resources.



**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Policies – Historic Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-P.4</b> Promote community education of historic resources, integration and celebration of such resources as part of community events: a. Enhance the community’s recognition that objects of historic importance increase both fiscal and community value. b. Promote the use of historic resources for the education, pleasure and welfare of the people of the city. Cooperate with historic societies, schools, libraries, parks and community members to stimulate public interest in historic preservation. c. Maintain historical reference materials on file at the Carlsbad City Library.	<i>[OSCE Objective – Historic and Cultural Preservation]</i> B.4 To enhance the community's recognition that objects of historic importance increase both fiscal and community value.
	<i>[OSCE Objective – Historic and Cultural Preservation]</i> B.2 To promote the use of historic resources for the education, pleasure and welfare of the people of the City.
	<i>[OSCE Objective – Historic and Cultural Preservation]</i> B.3 To cooperate with historic societies, schools, libraries and citizens to stimulate public interest in historic preservation.
	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.8 Maintain historical reference materials on file in the main branch of the Carlsbad City Library.
<b>7-P.5</b> Encourage the rehabilitation of qualified historic structures through application of the California Historical Building Code.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.6 Encourage the rehabilitation of historic structures through adoption of the Historical Building Code.
<b>7-P.6</b> Ensure compliance with the City of Carlsbad Cultural Resource Guidelines to avoid or substantially reduce impacts to historic structures listed or eligible to be listed in the National Register of Historic Places or the California Register of Historical Resources.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.7 Incorporate the Cultural Resource Guidelines in the environmental review of development applications.
<i>Policies – Archaeological and Paleontological Resources</i>	
<b>7-P.7</b> Implement the City of Carlsbad Cultural Resources Guidelines to avoid or substantially reduce impacts to archaeological and paleontological resources.	<i>[OSCE Policy – Historic and Cultural Preservation]</i> C.7 Incorporate the Cultural Resource Guidelines in the environmental review of development applications.

**Comparison Table 6 – Arts, History, Culture and Education Element**

PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT	EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)
<i>Policies – Archaeological and Paleontological Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<p><b>7-P.8</b> During construction of specific development projects, require monitoring of grading, ground-disturbing, and other major earth-moving activities in previously undisturbed areas or in areas with known archaeological or paleontological resources by a qualified professional, as well as a tribal monitor during activities in areas with cultural resources of interest to local Native American tribes. Both the qualified professional and tribal monitor shall observe grading, ground-disturbing, and other earth-moving activities.</p>	<p><i>[OSCE Policy – Historic and Cultural Preservation]</i></p> <p>C.9 Implement the following measures for paleontological sites:</p> <p>...</p> <p>B. A paleontologist or designate shall be present during those relative phases of grading as determined at the pregrading conference. The monitor shall have the authority to temporarily direct, divert or halt grading to allow recovery of fossil remains. At the discretion of the monitor, recovery may include washing and picking of soil samples for micro-vertebrate bone and teeth. The developer shall authorize the deposit of any resources found on the project site in an institution staffed by qualified paleontologists as may be determined by the Planning Director. The contractor shall be aware of the random nature of fossil occurrences and the possibility of a discovery of remains of such scientific and/or educational importance which might warrant a long term salvage operation or preservation. Any conflicts regarding the role of the paleontologist and/or recovery times shall be resolved by the Planning Director.</p> <p>...</p>
<p><b>7-P.9</b> Ensure that treatment of any cultural resources discovered during site grading complies with the City of Carlsbad Cultural Resource Guidelines. Determination of the significance of the cultural resource(s) and development and implementation of any data recovery program shall be conducted in consultation with interested Native American tribes. All Native American human remains and associated grave goods shall be returned to their most likely descendent and repatriated. The final disposition of artifacts not directly associated with Native American graves shall be negotiated during consultation with interested tribes; if the artifact is not accepted by Native American tribes, it shall be offered to an institution staffed by qualified professionals, as may be determined by the City Planner. Artifacts include material recovered from all phases of work, including the initial survey, testing, indexing, data recovery, and monitoring.</p>	
<p><b>7-P.10</b> Require consultation with the appropriate organizations and individuals (e.g., Information Centers of the California Historical Resources Information Systems [CHRIS], the Native American Heritage Commission [NAHC], and Native American groups and individuals) to minimize potential impacts to cultural resources that may occur as a result of a proposed project.</p>	

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Policies – Archaeological and Paleontological Resources</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-P.11</b> Prior to occupancy of any buildings, a cultural resource monitoring report identifying all materials recovered shall be submitted to the City Planner.	<p><i>[OSCE Policy – Historic and Cultural Preservation]</i></p> <p>C.9 Implement the following measures for paleontological sites:</p> <p>...</p> <p>Prior to occupancy of any buildings a paleontological monitoring report shall be submitted to the Planning Director and the Carlsbad Historic Preservation Commission. This report shall describe all the materials recovered and provide a tabulation of the number of hours spent by paleontological monitors on the site.</p>
<i>Policies – Arts and Culture</i>	
<b>7-P.12</b> Explore opportunities and funding strategies for developing dedicated arts-oriented gathering places and venues that ensure wide availability and accessibility to arts and arts education opportunities. Where possible, provide interim spaces within other facilities for arts and arts education opportunities.	<p><i>[AE Policy]</i></p> <p>C.2 Proceed to build or cooperate with private foundations, improvement districts, other governmental agencies or citizen groups to build a permanent facility or facilities for the creation, exhibition, discussion or teaching of visual and performing arts and cultural endeavors.</p>
	<p><i>[AE Policy]</i></p> <p>C.3 Provide, whenever possible, interim spaces within other facilities to offer arts programming.</p>
<b>7-P.13</b> Explore the feasibility of a new multi-purpose venue(s) capable of hosting large indoor and outdoor performances, and the provision of small, affordable spaces for local artists to produce and display their art.	
<b>7-P.14</b> Allocate funding for the purchase, maintenance and conservation of public art collections and provide, when possible, for the siting, selection, installation, and maintenance of works of art within or upon public facilities and land.	<p><i>[AE Policy]</i></p> <p>C.4 Provide, when possible, for the siting, selection, installation and maintenance of works of art and other tangible things within or upon public facilities and land.</p>

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Policies – Arts and Culture</i>	<i>Goals, Objectives, Policies and Programs</i>
<b>7-P.15</b> Promote cooperative arrangements with other public or private agencies that facilitate the temporary or permanent display of works of art for display within or upon public or private facilities and land.	[AE Policy] C.6 Promote cooperative arrangements with other public or private agencies which facilitate the temporary or permanent display of works of art and other tangible things for display within or upon public or private facilities and land.
<b>7-P.16</b> Encourage and provide funding for the development of a broad range of high quality arts and arts education programs that are accessible to all, respond appropriately to the changing demographic needs of the community, and which develop the skills of participants at all levels of creative expression.	[AE Policy] C.8 Provide direction and support for continued development and presentation of a variety of arts in the City.
	[AE Policy] C.9 Generate a wide range of programs that develop the skills of the participants at all levels of creative expression.
<b>7-P.17</b> Promote active community participation in arts and arts education programming through such means as sustained and creative communication initiatives and volunteer opportunities.	[AE Policy] C.10 Encourage residents to take advantage of the arts programming offered by agencies and institutions in the community.
<b>7-P.18</b> Provide financial assistance through a variety of dedicated city and contributed sources to groups or individuals who provide public arts programming to residents.	[AE Policy] C.11 Provide financial assistance whenever feasible to groups or individuals who provide public arts programming to the residents.
<b>7-P.19</b> Promote school and community cooperation in the programming of artistic and cultural events and opportunities.	[AE Policy] C.12 Promote school and community co-operation in the programming of artistic and cultural events and opportunities.
<b>7-P.20</b> Encourage cooperation and communication in areas of mutual benefit and corresponding programs between the city and local, regional, state, and federal government agencies.	[AE Policy] C.13 Encourage cooperation and communication in areas of mutual benefit and corresponding programs between the City and local, regional, state, and federal government agencies.
<b>7-P.21</b> Retain the Carlsbad Arts Commission as an active advisory body to the City Council on matters pertaining to cultural aspects of the city.	

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Policies – Educational Resources</i>	<i>No Existing Goals, Objectives, Policies and Programs Regarding Educational Resources</i>
<b>7-P.22</b> Support efforts by the Carlsbad Unified School District, other school districts that serve Carlsbad residents, and childcare service providers to establish, maintain, and improve educational facilities and services.	
<b>7-P.23</b> Coordinate with the school districts to ensure that school facilities have adequate capacity to accommodate projected enrollment resulting from the city’s population growth and development.	
<b>7-P.24</b> Continue to partner with local school districts to optimize the joint-use of school facilities for community use.	
<b>7-P.25</b> Facilitate student engagement and learning through expanded programs and activities.	
<b>7-P.26</b> Encourage a range of childcare facilities, including family day care homes, public and private centers, preschool programs, and before and after school programs.	
<b>7-P.27</b> Continue efforts to locate an institute of higher education or a research organization that capitalizes on the cluster of high-technology and bio-technology uses, and the community’s skilled workforce. Explore tie-ins with institutions in the region such as the University of California San Diego and the dozen plus medical and technology institutes in the region.	
<b>7-P.28</b> Ensure that Carlsbad library facilities and programs are expanded commensurate with the city’s population growth in order to maintain compliance with the Growth Management Plan.	

**Comparison Table 6 – Arts, History, Culture and Education Element**

<b>PROPOSED ARTS, HISTORY, CULTURE AND EDUCATION ELEMENT</b>	<b>EXISTING ARTS ELEMENT (AE) AND OPEN SPACE AND CONSERVATION ELEMENT (OSCE)</b>
<i>Policies – Educational Resources</i>	<i>No Existing Goals, Objectives, Policies and Programs Regarding Educational Resources</i>
<b>7-P.29</b> Provide adequate library facilities and programs that align with residents’ lifelong learning needs and abilities, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.	
<b>7-P.30</b> Support innovations in learning methods through facilities and programs that offer opportunities for individual and collaborative learning, as well as areas for community gathering that foster the exchange of knowledge and ideas.	

## Comparison Table 7 – Housing Element

The following lists all goals and policies proposed in the draft General Plan Noise Element and identifies the related existing General Plan goals, objectives and policies.

Proposed draft goals and policies are classified as one of the following:

- The same as an existing goal, objective or policy
- A modified version of one or more existing goal, objective or policy (some existing goals, objectives and policies have been reworded and/or combined to build upon the intent, clarify, reflect current status, and/or to reduce redundancy)

There are no new Housing Element goals and policies that address a topic not addressed in the current Housing Element.

See draft Housing Element Appendix A for an analysis of the city's progress in implementing the existing Housing Element programs.

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<p><i>Goals and Policies – Preservation</i></p> <p>Preserving the existing housing stock and avoiding deterioration that often leads to the need for substantial rehabilitation is one of the city’s goals. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.</p>	<p><i>Goals and Policies – Preservation</i></p> <p>Preserving the existing housing stock and avoiding deterioration that often leads to the need for substantial rehabilitation is one of the city’s goals. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.</p>
<b>10-G.1</b> Carlsbad’s existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower-income households.	<b>Goal 1:</b> Carlsbad's existing housing stock preserved, rehabilitated, and improved with special attention to housing affordable to lower-income households.
<b>10-P.1</b> Withhold approval of requests to convert existing rental units to condominiums when the property contains households of low and moderate income, unless findings can be made that a reasonable portion of the units will remain affordable after conversion, or the loss of affordable units is mitigated.	<b>Policy 1.1:</b> Withhold approval of requests to convert existing rental units to condominiums when the property contains households of low and moderate income, unless findings can be made that a reasonable portion of the units will remain affordable, and the City has met its need for affordable housing stock for lower and moderate income groups.
<b>10-P.2</b> Set aside approximately 20 percent of the rental units acquired by the city or Housing Authority for rehabilitation purposes for households in the very low income range.	<b>Policy 1.2:</b> Set aside approximately 20 percent of the rental units acquired by the City, Redevelopment Agency, or Housing Authority for rehabilitation purposes for households in the very low income range.
<b>10-P.3</b> Monitor the status of assisted rental housing and explore options for preserving the units “at risk” of converting to market-rate housing.	<b>Policy 1.4:</b> Monitor status of assisted rental housing and explore options for preserving the units “at risk” of converting to market-rate housing.
<b>10-P.4</b> Seek to reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate income households.	<b>Policy 1.5:</b> Seek to reduce or eliminate net loss of existing mobile home rental opportunities available to lower and moderate income households.
<b>10-P.5</b> Aim to retain and preserve the affordability of mobile home parks.	<b>Policy 1.6:</b> Aim to retain and preserve the affordability of mobile home parks.
<b>10-P.6</b> Survey residential areas periodically to identify substandard and deteriorating housing in need of replacement or rehabilitation.	<b>Policy 1.7:</b> Survey residential areas periodically to identify substandard and deteriorating housing in need of replacement or rehabilitation.



**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Goals and Policies – Preservation</i>	<i>Goals and Policies – Preservation</i>
<b>10-P.7</b> Provide rehabilitation assistance, loan subsidies, and rebates to lower-income households, special needs households, and senior homeowners to rehabilitate deteriorating homes.	<b>Policy 1.8:</b> Provide rehabilitation assistance, loan subsidies, and rebates for lower-income households, persons of special needs, and senior homeowners to rehabilitate deteriorating homes.
<b>10-P.8</b> When feasible, acquire rental housing from private owners by utilizing various local, state, and federal funding sources, and rehabilitate deteriorated structures if needed. If acquisition is not feasible, provide incentives to property owners to rehabilitate deteriorating rental units that house lower income households.	<b>Policy 1.9:</b> Acquire rental housing from private owners as feasible utilizing various local, state, and federal funding sources, and rehabilitate deteriorated structures if needed. If acquisition is not feasible, provide incentives to property owners to rehabilitate deteriorating rental units that house lower income households.
<b>10-P.9</b> Provide a reasonable number of rental units acquired by the city or Housing Authority for rehabilitation purposes to be affordable to households in the extremely and/or very low income range.	<b>Policy 1.3:</b> Target City, Redevelopment Agency, or Housing Authority provision of rehabilitation assistance and assistance to homeowners of low income, special needs and senior households in that priority.
<i>Programs - Preservation</i>	<i>Programs - Preservation</i>
<p>Program 1.1: Condominium Conversion</p> <p>The city will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income subject to the city’s Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the city’s housing stock.</p> <p><b>Funding:</b> Housing Trust Fund  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.</li> </ul>	<p>Program 1.1: Condominium Conversion</p> <p>The City will continue to discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the City. All condominium conversions are subject to the City’s Inclusionary Housing Ordinance; the in-lieu fees or actual affordable units required by the ordinance would be used to mitigate the loss of affordable rental units from the City's housing stock.</p> <p><b>Funding:</b> Inclusionary Housing In-Lieu Fee  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue implementation of the Inclusionary Housing Ordinance and impose inclusionary housing requirements on condominium conversions.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs - Preservation</i>	<i>Programs - Preservation</i>
<p>Program 1.2: Mobile Home Park Preservation</p> <p>The city will continue to implement the city's Residential Mobile Home Park zoning ordinance (Municipal Code Chapter 21.37) that sets conditions on changes of use or conversions of mobile home parks, consistent with Government Code Section 66427.5.</p> <p>The city will also assist lower income tenants of mobile home parks to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.</p> <p><b>Funding:</b> Housing Trust Fund, state grants and loans  <b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to regulate the conversion of mobile home parks in Carlsbad, as permitted by state law.</li> <li>• As appropriate, provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available.</li> </ul>	<p>Program 1.2: Mobile Home Park Preservation</p> <p>The City will continue to implement the City's Residential Mobile Home Park zoning ordinance (Municipal Code 21.37) that sets conditions on changes of use or conversions of Mobile Home Parks.</p> <p>The City will also assist lower income tenants to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.</p> <p><b>Funding:</b> Housing Trust Fund, State grants and loans  <b>Lead Agency:</b> Planning Department, Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to regulate the conversion of mobile home parks in Carlsbad.</li> <li>• Provide information to mobile home park tenants regarding potential tenant purchase of parks and assistance available.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs - Preservation</i>	<i>Programs - Preservation</i>
<p>Program 1.3: Acquisition/Rehabilitation of Rental Housing</p> <p>The city will continue to provide assistance on a case-by-case basis to preserve the existing stock of lower and moderate income rental housing, including:</p> <ul style="list-style-type: none"> <li>• Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.</li> <li>• As financially feasible, acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for extremely- and/or very low income households.</li> <li>• As appropriate and determined by City Council, provide deferral or subsidy of planning and building fees, and priority processing. Priority will be given to repair and rehabilitation of housing identified by the city's Building Division as being substandard or deteriorating, and which houses lower income and in some cases moderate income households.</li> </ul> <p><b>Funding:</b> State grants and loans, Housing Trust Fund, CDBG</p> <p><b>Lead Agency:</b> Housing and Neighborhood Services Division, Building Division</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Assist in the acquisition and/or rehabilitation of 44 rental housing units between 2013 and 2020.</li> <li>• Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.</li> <li>• As appropriate and as financially feasible, make funding available to non-profit organizations to assist in the acquisition and rehabilitation of existing rental housing.</li> </ul>	<p>Program 1.3: Acquisition/Rehabilitation of Rental Housing</p> <p>The City will continue to provide assistance to preserve the existing stock of low and moderate income rental housing, including:</p> <ul style="list-style-type: none"> <li>• Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.</li> <li>• Acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Set-aside at least 20 percent of the rehabilitated units for very low income households.</li> <li>• Provide deferral or subsidy of planning and building fees, and priority processing.</li> <li>• Priority will be given to housing identified by the Building Department as being substandard or deteriorating, and which houses lower income and in some cases moderate income households.</li> </ul> <p><b>Funding:</b> State grants and loans, Redevelopment Housing Set-Aside, CDBG</p> <p><b>Lead Agency:</b> Housing and Redevelopment Department, Building Department</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Assist in the acquisition and/or rehabilitation of 50 rental housing units between 2005 and 2010.</li> <li>• Contact nonprofit housing developers annually to explore opportunities for acquisition/rehabilitation of rental housing.</li> <li>• Publicize City funding available for acquisition/rehabilitation activities on City website.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs - Preservation</i>	<i>Programs - Preservation</i>
<p>Program 1.4: Rehabilitation of Owner-Occupied Housing</p> <p>As the housing stock ages, the need for rehabilitation assistance may increase. The city will provide assistance to homeowners to rehabilitate deteriorating housing. Eligible activities under this program include such things as repairing faulty plumbing and electrical systems, replacing broken windows, repairing termite and dry-rot damage, and installing home weatherization improvements. Assistance may include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.</p> <p><b>Funding:</b> Housing Trust Fund, CDBG, state loans and grants  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to implement the city’s Minor Home Repair Program to provide grants to up to 10 low income households to help improve their single-family homes.</li> </ul>	<p>Program 1.4: Rehabilitation of Owner-Occupied Housing</p> <p>As the housing stock ages, the need for rehabilitation assistance may increase. The City will provide assistance to homeowners to rehabilitate deteriorating housing. Energy conservation improvements are eligible activities under the City’s rehabilitation assistance. Assistance will include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households.</p> <p><b>Funding:</b> Redevelopment Housing Set-Aside, CDBG, State loans and grants  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Assist in the rehabilitation of 25 owner-occupied housing units between 2005 and 2010.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs - Preservation</i>	<i>Programs - Preservation</i>
<p>Program 1.5: Preservation of At-Risk Housing</p> <p>One project within the city—Santa Fe Ranch Apartments—may be considered as at risk if the owner pays off bonds early. While this is unlikely since the current income at affordable levels is not substantially lower than the potential income at market rates, the city will nonetheless monitor its status. Through monitoring, the city will ensure tenants receive proper notification of any changes. The city will also contact nonprofit housing developers to solicit interest in acquiring and managing the property in the event this or any similar project becomes at risk of converting to market rate.</p> <p><b>Funding:</b> Housing Trust Fund, CDBG, state loans and grants  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Periodically monitor the at-risk status of the 64 units at Santa Fe Ranch Apartments.</li> <li>• Ensure that the tenants receive proper notification for any action related to rent increases.</li> <li>• Provide tenants with information about other available rental assistance programs.</li> </ul>	<p>Program 1.5: Preservation of At-Risk Housing</p> <p>One project – Seascaple Village – within the City may be considered as at risk. This project has deed restrictions on 42 units that are set to expire January 1, 2009. The City will monitor the status of projects such as Seascaple Village that may be at-risk, ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers, and contact nonprofit housing developers to solicit interest in acquiring and managing at risk projects.</p> <p><b>Funding:</b> Redevelopment Housing Set-Aside, CDBG, State loans and grants  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Annually monitor the at-risk status of Seascaple Village and contact property owner for intention to convert to market-rate housing.</li> <li>• Ensure that the tenants receive proper notification.</li> <li>• Assist tenants to receive special Section 8 vouchers set aside by HUD for tenants whose rent subsidies are terminated due to expiration of project-based Section 8 contracts.</li> <li>• Contact nonprofit housing developers in 2008 to solicit interest in acquiring and managing at-risk housing projects.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<p><i>Goals and Policies – Housing Opportunities</i></p> <p>A healthy and sustainable community relies on its diversity and its ability to maintain balance among different groups. The city encourages the production of new housing units that offer a wide range of housing types to meet the varied needs of its diverse population. A balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, etc.), cost, and architectural style will allow the city to fulfill a variety of housing needs.</p>	<p><i>Goals and Policies – Housing Opportunities</i></p> <p>A healthy, sustainable community relies on its diversity and its ability to maintain balance among different groups. The City encourages the production of new housing units that offer a wide range of housing types to meet the varied needs of its diverse population. A balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, etc.), cost, and architectural style will allow the City to fulfill a variety of housing needs.</p>
<p><b>10-G.2</b> New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated city and regional growth.</p>	<p><b>Goal 2:</b> New housing developed with diversity of types, prices, tenures, densities, and locations, and in sufficient quantity to meet the demand of anticipated City and regional growth.</p>
<p><b>10-P.10</b> Ensure the availability of sufficient developable acreage in all residential densities to accommodate varied housing types to meet Carlsbad’s 2010-2020 Regional Housing Needs Assessment (RHNA), as discussed in Section 10.3 (Resources Available).</p>	<p><b>Policy 2.1:</b> Ensure sufficient developable acreage in all residential densities to provide varied housing types for households in all economic segments.</p>
	<p><b>Policy 2.2:</b> Allow development of sufficient new housing to meet Carlsbad's share of the regional housing need for 2005-2010 as determined by SANDAG and consistent with this Housing Element.</p>
<p><b>10-P.11</b> Ensure that housing construction is achieved through the use of modified codes and standards while retaining quality design and architecture.</p>	<p><b>Policy 2.4:</b> Ensure that housing construction achieved through the use of modified codes and standards while retaining quality design and architecture.</p>
<p><b>10-P.12</b> Provide alternative housing opportunities by encouraging adaptive reuse of older commercial or industrial buildings.</p>	<p><b>Policy 2.5:</b> Provide alternative housing environments by encouraging adaptive reuse of older commercial or industrial buildings.</p>
<p><b>10-P.13</b> Encourage increased integration of housing with nonresidential development where appropriate.</p>	<p><b>Policy 2.6:</b> Encourage increased integration of housing with nonresidential development where appropriate.</p>
<p><b>10-P.14</b> Encourage the use of innovative techniques and designs to promote energy conservation in residential development.</p>	<p><b>Policy 2.7:</b> Encourage the use of innovative techniques and designs to promote energy conservation in residential development.</p>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities</i>	<i>Programs – Housing Opportunities</i>
<p>Program 2.1: Adequate Sites to Accommodate the RHNA</p> <p>The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city’s housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.</p> <p>The analysis in Section 10.3 (Resources Available) identifies examples of how housing has been built on very small sites, such as in the Village and Barrio. However, to expand opportunities for additional affordable housing, the city will encourage the consolidation of small parcels in order to facilitate larger-scale developments that are compatible with existing neighborhoods. Specifically, the city will continue to make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, including the Village and Barrio, and meet with developers to identify and discuss potential project sites.</p> <p><b>Funding:</b> Departmental budget and Housing Trust Fund  <b>Lead Agency:</b> Housing and Neighborhood Services Division, Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Maintain adequate residential sites to accommodate the 2010-2020 RHNA.</li> <li>• Post the inventory of vacant and underutilized properties on the city’s website or in a public notification area of the city’s Planning Division within one year of Housing Element adoption</li> </ul>	<p>Program 2.1: Adequate Sites</p> <p>The City will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the City's housing need for current and future residents. Any such actions shall be undertaken only where consistent with the Growth Management Plan.</p> <p>...</p> <p>For the Barrio Area, incentives shall be developed to encourage the consolidation of parcels and thus the feasibility of affordable housing. These incentives shall include increased density and other standards modifications.</p> <p>To facilitate development in the Village Redevelopment Area.. The City will also encourage lot consolidation by assisting in site identification.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Housing and Redevelopment Dept., Planning Dept.  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Provide adequate residential sites to ensure compliance with the adequate sites requirements of AB 2348 for meeting the Regional Housing Needs Assessment (RHNA) for the 2005-2010 planning period.</li> <li>• Amendments to the general plan, zoning ordinance, and other land use documents necessary to effectuate the density changes and other Program components above shall be implemented by September 2012, except for Quarry Creek, Ponto, and the Barrio Area.</li> <li>• Since they require extensive legislative and environmental actions (e.g., preparation and adoption of a master plan, Local Facilities Management Plan, and environmental impact report) general plan and zoning amendments for Quarry Creek, Ponto, and the Barrio Area shall be implemented by February 2013.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities</i>	<i>Programs – Housing Opportunities</i>
<p>Program 2.2: Flexibility in Development Standards</p> <p>The Planning Division, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing. The city offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, but not limited to, direct financial assistance, density increases, standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.</p> <p><b>Funding:</b> Department budget  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to offer flexibility in development standards to facilitate the development of lower and moderate income households.</li> <li>• Periodically review the Municipal Code and recommend changes that would enhance the feasibility of affordable housing, while maintaining the quality of housing.</li> </ul>	<p>Program 2.2: Flexibility in Development Standards</p> <p>The Planning Department, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing.</p> <p><b>Funding:</b> Department budget  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to offer flexibility in development standards to facilitate the development of lower and moderate income households. This shall include consideration of making offsets available to developers when necessary to enable residential projects to provide a preferable project type or affordability in excess of the requirements of Municipal Code Chapter 21.85, Inclusionary Housing. As defined in Chapter 21.85, offsets may include but are not limited to density increases on any residential site.</li> <li>• Process amendments to its Planned Unit Development Ordinance, Parking Ordinance and Beach Area Overlay Zone and the Village Master Plan and Design Manual to modify development standards to enable the achievement of higher density residential projects by the end of 2007 (Note: These amendments were adopted in early or late 2007 and are now pending Coastal Commission approval, which is expected in 2009).</li> <li>• Periodically review the Municipal Code and recommend changes that would enhance the feasibility of affordable housing, while maintaining the quality of housing.</li> </ul>



**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities</i>	<i>Programs – Housing Opportunities</i>
<p>Program 2.3: Mixed Use</p> <p>The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Periodically review development standards and incentives that would encourage mixed-use developments.</li> <li>• Identify areas and properties with potential for mixed-use development and provide information to interested developers.</li> </ul>	<p>Program 2.3: Mixed Use</p> <p>The City will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. Major industrial/office centers, where not precluded by environmental and safety considerations, should incorporate mixed industrial/office/residential uses.</p> <ul style="list-style-type: none"> <li>• As described in Program 2.1, the City shall amend the zoning ordinance and other necessary land use documents to permit residential mixed use at 20 units per acre on shopping center sites and commercial areas.</li> </ul> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Periodically review development standards and incentives that would encourage mixed-use developments.</li> <li>• Identify areas and properties with potential for mixed-use development and provide information to interested developers.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities</i>	<i>Programs – Housing Opportunities</i>
<p>Program 2.4: Energy Conservation</p> <p>The city has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs. The city shall enforce state requirements for energy conservation, including the latest green building standards, and promote and participate in regional water conservation and recycling programs.</p> <ul style="list-style-type: none"> <li>• Create a coordinated energy conservation strategy, including strategies for residential uses, as part of a citywide Climate Action Plan.</li> <li>• In the Village, encourage energy conservation and higher density development by the modification of development standards (e.g. parking standards, building setbacks, height, and increased density) as necessary to:               <ul style="list-style-type: none"> <li>—Enable developments to qualify for silver level or higher LEED (Leadership in Energy and Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification.</li> <li>—Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities.</li> </ul> </li> <li>• Facilitate resource conservation for all households by making available, through a competitive process, CDBG funds to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing.</li> <li>• Encourage infill development in urbanized areas, particularly in the Village and Barrio, through implementation of the Village Master Plan and Design Manual and the allowed density ranges in the Barrio.</li> </ul> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and city policies.</li> <li>• Continue to explore additional incentives to facilitate energy efficient development.</li> </ul>	<p>Program 2.4: Energy Conservation</p> <p>The City of Carlsbad has established requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs.</p> <ul style="list-style-type: none"> <li>• Enforce California building and subdivision requirements by requiring compliance with state energy efficiency standards...</li> <li>• Encourage solar water heating...</li> <li>• Promote and participate in regional water conservation programs...</li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>• In the Village Redevelopment Area, encourage energy conservation and higher density development by the modification of development standards as necessary to:               <ul style="list-style-type: none"> <li>○ Enable developments to qualify for silver level or higher LEED (Leadership in Energy &amp; Environmental Design) Certification, or a comparable green building rating, and to maintain the financial feasibility of the development with such certification.</li> <li>○ Achieve densities at or above the minimum required if the applicant can provide acceptable evidence that application of the development standards precludes development at such densities.</li> </ul> </li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>• Facilitate resource conservation for all households by making available through a competitive process Community Development Block Grants to non-profit organizations that could use such funds to replace windows, plumbing fixtures, and other physical improvements in lower-income neighborhoods, shelters, and transitional housing.</li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>• Per the City's Growth Management Program:</li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>○ Encourage infill development in urbanized areas before allowing extensions of public facilities and improvements to areas which have yet to be urbanized.</li> </ul> <p><b>Funding:</b> Departmental budget/General Fund</p> <p><b>Lead Agency:</b> Planning Department; Building Department</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to pursue energy efficient development and rehabilitation of residential units through incentives, funding assistance, and City policies.</li> <li>• Continue to explore additional incentives to facilitate energy efficient development.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Goals and Policies – Housing Opportunities, cont.</i>	<i>Goals and Policies – Housing Opportunities, cont.</i>
<b>10-G.3</b> Sufficient new, affordable housing opportunities in all quadrants of the city to meet the needs of current lower and moderate income households and those with special needs, and a fair share proportion of future lower and moderate income households.	<b>Goal 3:</b> Sufficient new, affordable housing opportunities in all quadrants of the City to meet the needs of current lower and moderate income households and those with special needs, and a fair share proportion of future lower and moderate income households.
<b>10-P.15</b> Pursuant to the Inclusionary Housing Ordinance, require affordability for lower income households of a minimum of 15 percent of all residential ownership and qualifying rental projects. For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).	<b>Policy 3.1:</b> Require affordability for lower income households of a minimum of 15 percent of all units approved for any master plan community, residential specific plan, or qualified subdivision (as defined in the Inclusionary Housing Ordinance). For projects that are required to include 10 or more units affordable to lower income households, at least 10 percent of the lower income units should have three or more bedrooms (lower income senior housing projects exempt).
<b>10-P.16</b> Annually set priorities for future lower-income and special housing needs. The priorities will be set through the annual Consolidated Plan, which is prepared by the Housing and Neighborhood Services Division with assistance from the Planning Division and approved by the City Council. Priority given to the housing needs for lower-income subgroups (i.e., handicapped, seniors, large-family, very-low income) will be utilized for preference in the guidance of new housing constructed by the private sector and for the use of city funds for construction or assistance to low income projects.	<b>Policy 3.2:</b> Annually set priorities for future lower-income and special housing needs. The priorities will be set through the Consolidated Annual Plan which is prepared by the Housing and Redevelopment Department with assistance from the Planning Department and approved by the City Council. Priority given to the housing needs for lower-income subgroups (i.e., handicapped, seniors, large-family, very-low income) will be utilized for preference in the guidance of new housing constructed by the private sector and for the use of City funds for construction or assistance to low income projects.

## Comparison Table 7 – Housing Element

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Goals and Policies – Housing Opportunities, cont.</i>	<i>Goals and Policies – Housing Opportunities, cont.</i>
<p><b>10-P.17</b> Any proposed General Plan Amendment request to increase site densities for purposes of providing affordable housing, will be evaluated relative to the proposal's compatibility with adjacent land uses and proximity to employment opportunities, urban services or major roads, and other policies applicable to higher density sites that are identified in the General Plan Land Use and Community Design Element.</p>	<p><b>Policy 3.3:</b> Accommodate General Plan Amendments to increase residential densities on all PC and LC zoned properties and all other residentially designated properties to facilitate the development of affordable housing. Any proposed General Plan Amendment request to increase site densities for purposes of providing affordable housing, will be evaluated relative to the proposal's compatibility with adjacent land uses and proximity to employment opportunities, urban services or major roads. These General Plan Land Use designation changes will enable up to 23 dwelling units per acre, and, in conjunction with the City's Density Bonus Ordinance could potentially increase the density by 35 percent. Through the City's Affordable Housing Program (i.e., the Inclusionary Housing Ordinance), density increases in excess of 35 percent may also be realized.</p>
<p><b>10-P.18</b> Adhere to City Council Policy Statement 43 when considering allocation of "excess dwelling units" for the purpose of allowing development to exceed the Growth Management Control Point (GMCP) density, as discussed in Section 10.3 (Resources Available). With limited exceptions, the allocation of excess dwelling units will require provision of housing affordable to lower income households.</p>	<p><b>Policy 3.4:</b> Adhere to Council Policy Statement 43 when considering allocation of units from the Excess Dwelling Unit Bank. Amended on December 17, 2002, Policy Statement 43 authorized withdrawals from the banks to be utilized in the following "qualifying" projects anywhere within the city:</p> <ol style="list-style-type: none"> <li>1. Projects that include a request for a density bonus;</li> <li>2. Housing for lower or moderate-income families;</li> <li>3. Senior housing;</li> <li>4. Housing located within either of the city's two, official, redevelopment areas;</li> <li>5. Transit-oriented/"smart growth" developments;</li> <li>6. Conversions of general plan land use designations from non-residential to residential; and</li> <li>7. Single-family developments, in infill-areas, under stipulated conditions.</li> </ol>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Goals and Policies – Housing Opportunities, cont.</i>	<i>Goals and Policies – Housing Opportunities, cont.</i>
<b>10-P.19</b> Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate income households consistent with priorities set by the Housing and Neighborhood Services Division, in collaboration with the Planning Division, and as set forth in the city’s Consolidated Plan.	<b>Policy 3.5:</b> Address the unmet housing needs of the community through new development and housing that is set aside for lower and moderate income households consistent with priorities set by the Redevelopment and Housing Department in collaboration with the Planning Department, as set forth in the City’s Consolidated Plan.
<b>10-P.20</b> Encourage the development of an adequate number of housing units suitably sized to meet the needs of lower and moderate income larger households.	<b>Policy 3.6:</b> Encourage the development of an adequate number of housing units suitably sized to meet the needs of lower and moderate income larger households.
<b>10-P.21</b> Ensure that incentive programs, such as density bonus programs and new development programs are compatible and consistent with the city’s Growth Management Plan.	<b>Policy 3.7:</b> Ensure that incentive programs, such as density bonus programs and new development programs are compatible and consistent with the City’s Growth Management Ordinance.
<b>10-P.22</b> Maintain the Housing Trust Fund and explore new funding mechanisms to facilitate the construction and rehabilitation of affordable housing.	<b>Policy 3.8:</b> Maintain the Housing Trust fund to facilitate the construction and rehabilitation of affordable housing.
<b>10-P.23</b> Consistent with state law, establish affordable housing development with priority for receiving water and sewer services when capacity and supply of such services become an issue.	<b>Policy 3.9:</b> Consistent with State law, establish affordable housing development with priority for receiving water and sewer services when capacity and supply of such services become an issue.
<b>10-P.24</b> Pursuant to state law, identify and monitor housing units constructed, converted, and demolished in the Coastal Zone along with information regarding whether these units are affordable to lower and moderate income households	<b>Policy 2.3</b> Identify, monitor, record, and report data on housing units constructed, converted, and demolished in the Coastal Zone along with information regarding whether these units are affordable to lower and moderate income households pursuant to State law.

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.1: Inclusionary Housing Ordinance</p> <p>The city will continue to implement its Inclusionary Housing Ordinance, which requires a minimum of 15 percent of all ownership and qualifying rental residential projects of seven or more units be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the city which stipulates:</p> <ul style="list-style-type: none"> <li>• The number of required lower income inclusionary units;</li> <li>• The designated sites for the location of the units;</li> <li>• A phasing schedule for production of the units; and</li> <li>• The term of affordability for the units.</li> </ul> <p>For all ownership and qualifying rental projects of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of 2013, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</p> <p>The city will apply Inclusionary Housing Ordinance requirements to rental projects if the project developer agrees by contract to limit rent as consideration for a “direct financial contribution” or other form of assistance specified in density bonus law; or if the project is at a density that exceeds the applicable GMCP density, thus requiring the use of “excess dwelling units,” as described in Section 10.3 (Resources Available).</p> <p>The city will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b>  Based on SANDAG’s Regional 2050 Growth Forecast and current housing estimates, the city anticipates 3,847 new housing units to be developed between 2010 and 2020, potentially generating 577 inclusionary units.</p> <p>Adjust the inclusionary housing in-lieu fee as necessary and appropriate to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.</p>	<p>Program 3.1: Inclusionary Housing Ordinance</p> <p>The City will continue to implement its Inclusionary Housing Ordinance that requires 15 percent of all residential units within any Master Plan/Specific Plan community or other qualified subdivision (currently seven units or more) be restricted and affordable to lower income households. This program requires an agreement between all residential developers subject to this inclusionary requirement and the City which stipulates:</p> <ul style="list-style-type: none"> <li>• the number of required lower income inclusionary units;</li> <li>• the designated sites for the location of the units;</li> <li>• a phasing schedule for production of the units; and</li> <li>• the term of affordability for the units.</li> </ul> <p>For all subdivisions of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. As of September 1, 2006, the in-lieu fee per market- rate dwelling unit was \$4,515. The fee amount may be modified by the City Council from time-to-time and is collected at the time of building permit issuance for the market rate units. The City will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</p> <p>The City will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Department, Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Based on past trends and projects in pipeline, the City anticipates 4,060 new housing units between 2005 and 2010, potentially generating an inclusionary requirement of 609 units.</li> <li>• Annually adjust the inclusionary housing in-lieu fee as necessary to reflect market conditions and ensure fees collected are adequate to facilitate the development of affordable units.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.2: Excess Dwelling Units</p> <p>Pursuant to City Council Policy Statement 43, the city will continue to utilize “excess dwelling units,” described in Section 10.3 (Resources Available), for the purpose of enabling density transfers, density increases/bonuses and General Plan amendments to increase allowed density.</p> <p>Based on analysis conducted in Section 10.4 (Constraints and Mitigating Opportunities), the city can accommodate its 2010-2020 RHNA without the need to utilize excess dwelling units to accommodate the RHNA at each household income level.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Consistent with City Council Policy 43, continue to utilize the excess dwelling units to provide affordable housing to lower income households.</li> </ul>	<p>Program 3.2: Excess Dwelling Unit Bank</p> <p>The City will continue to maintain, monitor and manage the Excess Dwelling Unit Bank, composed of "excess units" anticipated under the City's Growth Management Plan, but not utilized by developers in approved projects. The City will continue to make excess units available for inclusion in other projects using such tools as density transfers, density bonuses and changes to the General Plan land use designations per Council Policy Statement 43.</p> <p>Based on analysis conducted in Section 4, Constraints and Mitigating Opportunities, the City has adequate excess dwelling units to accommodate the remaining RHNA of 2,395 units for lower and 1,171 units for moderate income households, which would require withdrawal of 2,830 units from the Excess Dwelling Unit Bank.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Ensure adequate excess dwelling units are available to address the City’s remaining lower income RHNA for the 2005-2010 period.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.3: Density Bonus</p> <p>Consistent with state law (Government Code sections 65913.4 and 65915), the city continues to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the city will grant a density bonus over the otherwise allowed maximum density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of no less than 30 years and each project must enter into an agreement with the city to be monitored by the Housing and Neighborhood Services Division for compliance.</p> <p>The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.</p> <p>Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.</p> <p>The city is currently amending its density bonus regulations (Municipal Code Chapter 21.86) to ensure consistency with recent changes to state density bonus law.</p> <p><b>Funding:</b> Departmental budget, Housing Trust Fund  <b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Complete the pending amendment to Carlsbad Municipal Code Chapter 21.86 by June 30, 2014 to ensure consistency with recent changes to state density bonus law.</li> <li>• Apply the city's Density Bonus Ordinance, consistent with state law.</li> <li>• Encourage developers to take advantage of density bonus incentives.</li> </ul>	<p>Program 3.3: Density Bonus</p> <p>In 2004, the State adopted new density bonus provisions (SB 1818) that went into effect on January 1, 2005. Consistent with the new State law (Government Code sections 65913.4 and 65915), the City will continue to offer residential density bonuses as a means of encouraging affordable housing development. In exchange for setting aside a portion of the development as units affordable to lower and moderate income households, the City will grant a bonus over the otherwise allowed density, and up to three financial incentives or regulatory concessions. These units must remain affordable for a period of 30 years and each project must enter into an agreement with the City to be monitored by the Housing and Redevelopment Department for compliance.</p> <p>The density bonus increases with the proportion of affordable units set aside and the depth of affordability (e.g. very low income versus low income, or moderate income). The maximum density bonus a developer can receive is 35 percent when a project provides 11 percent of the units for very low income households, 20 percent for low income households, or 40 percent for moderate income households.</p> <p>Financial incentives and regulatory concessions may include but are not limited to: fee waivers, reduction or waiver of development standards, in-kind infrastructure improvements, an additional density bonus above the requirement, mixed use development, or other financial contributions.</p> <p><b>Funding:</b> Departmental budget, Housing Trust Fund, Redevelopment Housing Set-Aside  <b>Lead Agency:</b> Planning Department, Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Ensure that the City's new Density Bonus Ordinance is consistent with the Inclusionary Housing Ordinance.</li> <li>• Encourage developers to take advantage of density bonus incentives.</li> </ul>



**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.4: City-Initiated Development</p> <p>The city, through the Housing and Neighborhood Services Division, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.</p> <p><b>Funding:</b> Housing Trust Fund, CDBG, and other federal, state and local funding</p> <p><b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Work with a private, non-profit affordable housing developers to create at least 70 city-initiated or non-inclusionary affordable housing units for lower income households between 2013 and 2020.</li> </ul>	<p>Program 3.4: City-Initiated Development</p> <p>The City, through the Housing and Redevelopment Department, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.</p> <p><b>Funding:</b> Redevelopment Housing Set-Aside, Housing Trust Fund, CDBG, and other Federal, State and local funding</p> <p><b>Lead Agency:</b> Planning Department, Housing and Redevelopment Department</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Create 70 city-initiated or non-inclusionary affordable housing units for lower income households between 2005 and 2010. (Note: The City considers this program already met through the construction in the current housing cycle of two non-inclusionary projects, Cassia Heights and Roosevelt Gardens. These projects provide 67 homes for lower income households as discussed in Section 3.)</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.5: Affordable Housing Incentives</p> <p>The city will consider using Housing Trust Funds on a case-by-case basis to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> <li>• Payment of public facility fees;</li> <li>• In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed;</li> <li>• Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and</li> <li>• Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a site development plan (SDP).</li> </ul> <p><b>Funding:</b> Departmental budget, Housing Trust Fund, CDBG  <b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division, Finance Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Assist in the development of 150 affordable units between 2013 and 2020 (inclusive of units to be assisted under Program 3.4 - City-Initiated Development, and Program 3.10 - Senior Housing).</li> </ul>	<p>Program 3.5: Affordable Housing Incentives</p> <p>The City uses Redevelopment Housing Set-Aside Funds and Housing Trust Funds to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> <li>• Payment of public facility fees;</li> <li>• In-kind infrastructure improvements, including but not limited to street improvements, sewer improvements, other infrastructure improvements as needed;</li> <li>• Priority processing, including accelerated plan-check process, for projects that do not require extensive engineering or environmental review; and</li> <li>• Discretionary consideration of density increases above the maximum permitted by the General Plan through review and approval of a Site Development Plan (SDP).</li> </ul> <p><b>Funding:</b> Departmental budget, Redevelopment Tax Increment and Housing Set-Aside, CDBG  <b>Lead Agency:</b> Planning Department, Housing and Redevelopment Department, Finance Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Assist in the development of 235 affordable units between 2005 and 2010 (inclusive of units to be assisted under Program 3.4, City-Initiated Development, and Program 3.10, Senior Housing).</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.6: Land Banking</p> <p>The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The land bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.</p> <p>The city has identified a list of nonprofit developers active in the region. When a city-owned or acquired property is available, the city will solicit the participation of these nonprofits to develop affordable housing. Affordable housing funds will be made available to facilitate development and the city will assist in the entitlement process.</p> <p><b>Funding:</b> CDBG, Housing Trust Fund  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing.</li> <li>• Provide land for development of affordable housing.</li> <li>• Consider private-public partnerships for development of affordable housing.</li> </ul>	<p>Program 3.6: Land Banking</p> <p>The City will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The Land Bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the City or other public entities, and land otherwise acquired by the City for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the City or other parties.</p> <p>The City has already identified a list of nonprofit developers active in the region. When a City-owned or acquired property is available, the City will solicit the participation of these nonprofits to develop affordable housing. Affordable Housing Funds will be made available to facilitate development and the City will assist in the entitlement process.</p> <p><b>Funding:</b> CDBG, Redevelopment Housing Set-Aside, Housing Trust Fund  <b>Lead Agency:</b> Community Development Major Service Area, including the Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Compile an inventory of surplus properties owned by the City and other public entities by June 2009 and update the inventory annually for potential acquisition by the City.</li> <li>• Solicit nonprofit developers when city-owned or acquired property becomes available for affordable housing.</li> <li>• Make available the City’s Affordable Housing Trust Fund to nonprofit developers to help defray costs associated with construction and acquisition of affordable housing.</li> <li>• Assist in the permit processing of affordable housing proposals by nonprofit developers.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.7: Housing Trust Fund</p> <p>The city will continue to maintain the Housing Trust Fund for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of affordable housing in Carlsbad. The Housing Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits, loan repayments, and related revenues targeted for proposed housing as well as other local, state and federal funds.</p> <p>The city will explore additional revenue opportunities to contribute to the Housing Trust Fund, particularly, the feasibility of a housing impact fee to generate affordable rental units when affordable units are not included in a rental development.</p> <p><b>Funding:</b> In-Lieu fees, impact fees, housing credit revenues, HOME/CDBG Housing Reserve, local, state and federal funds  <b>Lead Agency:</b> Housing and Neighborhood Services Division, Finance Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Explore the feasibility of a rental housing impact fee within one year of adoption of this Housing Element.</li> <li>• Actively pursue housing activities to encumber and disburse monies within the Housing Trust Fund that are specifically designated for the development of affordable housing for low income households.</li> </ul>	<p>Program 3.7: Housing Trust Fund</p> <p>The City will continue to maintain the various monies reserved for affordable housing, and constituting the Housing Trust Fund, for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of housing in Carlsbad. The Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits and related revenues targeted for proposed housing as well as other local, state and federal funds.</p> <p><b>Funding:</b> In-Lieu fees, real property transfer tax, and HOME/CDBG Housing Reserve, local, state and federal funds  <b>Lead Agency:</b> Housing and Redevelopment Department, Finance Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Actively pursue housing activities to timely encumber and disburse Housing Trust Fund, including the development of Robertson Ranch and Cantarini/Holly Springs, and the rehabilitation of Tyler Court between FY 2008/09 and FY 2011/12.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.8: Section 8 Housing Choice Vouchers</p> <p>The Carlsbad Housing Authority will continue to administer the city’s Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.</p> <p><b>Funding:</b> Federal Section 8 funding  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to provide rental assistance to approximately 600 extremely low and very low income households.</li> </ul>	<p>Program 3.8: Section 8 Housing Choice Vouchers</p> <p>The Carlsbad Housing Authority will continue to operate the City's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.</p> <p><b>Funding:</b> Federal Section 8 funding  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to provide rental assistance to approximately 700 extremely low and very low income households.</li> </ul>
<p>Program 3.9: Mortgage Credit Certificates</p> <p>The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer’s net earnings.</p> <p><b>Funding:</b> San Diego County MCC allocations  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to promote the MCC program with the objective of assisting at least two households annually.</li> </ul>	<p>Program 3.9: Mortgage Credit Certificates</p> <p>The City participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.</p> <p><b>Funding:</b> County MCC allocations  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to promote the MCC program with the objective of assisting two households annually.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.10: Senior Housing</p> <p>The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city’s Housing for Senior Citizens Ordinance (Municipal Code Chapter 21.84). Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.</p> <p>In addition, the city has sought and been granted California Constitution Article 34 authority by its voters to produce up to 200 senior-only, low-income restricted housing units. The city would need to access its Article 34 authority only when it provides financial assistance and regulates more than 51 percent of the development.</p> <p><b>Funding:</b> Departmental budget, Housing Trust Fund, Private financing, state public financing  <b>Lead Agency:</b> Housing and Neighborhood Services Division, Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Periodically review the senior housing provisions in Municipal Code Chapter 21.84 to expand housing opportunities for seniors.</li> <li>• Work with senior housing developers and non-profit organizations to locate and construct at least 50 units of senior low-income housing between 2013 and 2020.</li> </ul>	<p>Program 3.10: Senior Housing</p> <p>The City will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the City’s Senior Housing Overlay zone. Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions.</p> <p>In addition, the City has sought and been granted Article 34 authority by its voters to produce 200 senior-only affordable housing units. The City would need to access its Article 34 authority only when it functions as the owner of the project, where the City owns more than 51 percent of the development.</p> <p><b>Funding:</b> Departmental budget, Housing Trust Fund, Redevelopment Housing Set-Aside, Private financing, state public financing  <b>Lead Agency:</b> Housing and Redevelopment Department, Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Periodically review the Senior Housing Overlay provisions to expand housing opportunities for seniors.</li> <li>• Provide information on incentives to interested developers.</li> <li>• Work with senior housing developers and non-profit organizations to locate and construct 50 units of senior low-income housing between 2005 and 2010.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.11: Housing for Persons with Disabilities</p> <p>The city has an adopted ordinance to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations. This ordinance seeks to provide equal opportunity in the development and use of housing for people with disabilities through flexibility in regulations and the waiver of certain requirements in order to eliminate barriers to fulfilling this objective.</p> <p>The city will continue to evaluate the success of this measure and adjust the ordinance as needed to ensure that it is effective. Moreover, the city will seek to increase the availability of housing and supportive services to the most vulnerable population groups, including people with disabilities through state and federal funding sources, such as HUD’s Section 811 program and CDBG funding.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Evaluate the use and effectiveness of the reasonable accommodation ordinance through the annual Housing Element Progress Reports.</li> <li>• Continue to provide opportunities for the development of affordable housing for seniors and persons with disabilities.</li> </ul>	<p>Program 3.11: Housing for Persons with Disabilities</p> <p>The City will adopt an ordinance to establish a formal policy on offering reasonable accommodations to persons with disabilities with regard to the construction, rehabilitation, and improvement of housing. The ordinance will specify the types of requests that may be considered reasonable accommodation, the procedure and reviewing/approval bodies for the requests, and waivers that the City may offer to facilitate the development and rehabilitation of housing for persons with disabilities.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Department, Building Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Adopt reasonable accommodation ordinance and remove the definition of family in the Zoning Ordinance by June 2009.</li> </ul>

**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.12: Housing for Large Families</p> <p>In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division; Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to implement this requirement as part of the Inclusionary Housing Ordinance.</li> <li>• Achieve the construction of 35 dwellings that can accommodate lower income large families. Pursuant to Section 10.2, there are 10,625 lower income households in Carlsbad, 620 (6 percent) of which are large families. Six percent of the city’s objective for construction of new lower income dwellings (577 dwellings per section 10.6) is 35 dwellings.</li> </ul>	<p>Program 3.12: Housing for Large Families</p> <p>In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to implement this requirement as part of the Inclusionary Housing Ordinance.</li> </ul>



**Comparison Table 7 – Housing Element**

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.13: Housing for the Homeless</p> <p>Carlsbad will continue to facilitate and assist with the acquisition, for lease or sale, and development of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation and assistance will include:</p> <ul style="list-style-type: none"> <li>• Participating in a regional or sub-regional summit(s) including decision-makers from north San Diego County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness;</li> <li>• Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters; and</li> <li>• Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters.</li> </ul> <p><b>Funding:</b> Housing Trust Fund, CDBG  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Provide funding for homeless shelter providers through the annual Action Plan process for the use of CDBG funds.</li> <li>• Annually participate financially in regional programs, such as the North County Regional Winter Shelter Program, which utilize shelters such as the La Posada de Guadalupe men’s homeless/farmworker shelter in Carlsbad.</li> </ul>	<p>Program 3.14: Housing for the Homeless</p> <p>Carlsbad will continue to facilitate the acquisition, for lease or sale, of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation will include:</p> <ul style="list-style-type: none"> <li>• Participating in a regional or sub-regional summit(s) including decision-makers from North County jurisdictions and SANDAG for the purposes of coordinating efforts and resources to address homelessness;</li> <li>• Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters;</li> <li>• Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters; and</li> </ul> <p>...</p> <p><b>Funding:</b> Housing Trust Fund, Redevelopment Housing Set-Aside, CDBG  <b>Lead Agency:</b> Community Development Major Service Area; Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Provide funding for homeless shelter providers through the annual Action Plan process for the use of CDBG funds.</li> <li>• Participate annually and financially in regional programs, such as the North County Regional Winter Shelter Program, which utilize shelters such as the La Posada de Guadalupe men’s homeless/farmworker shelter in Carlsbad.</li> </ul> <p>...</p>

## Comparison Table 7 – Housing Element

PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.14: Transitional and Supportive Housing</p> <p>Currently, the city’s Zoning Ordinance provides for transitional housing and supportive housing; however, the ordinance distinguishes and regulates such housing based on the number occupants (i.e., transitional and supportive housing for six or fewer persons are allowed by right in all residential zones, but transitional and supportive housing for more than six persons is allowed with a conditional use permit only in multi-family residential zones). The city will amend the Zoning Ordinance to allow transitional housing and supportive housing in all zones allowing residential uses, and subject only to the same limitations that apply to other residential dwellings of the same type in the same zone.</p> <p><b>Funding:</b> None Required  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• By June 30, 2014, amend the Zoning Ordinance to allow transitional housing and supportive housing in all zones allowing residential uses, and subject only to the same limitations that apply to other residential dwellings of the same type in the same zone.</li> </ul>	<p>Program 3.15: Transitional and Supportive Housing</p> <p>Currently, the City’s Zoning Ordinance does not address the provision of transitional housing and supportive housing. The City will amend the Zoning Ordinance to clearly define transitional housing and supportive housing. When such housing is developed as group quarters, they should be permitted as residential care facilities. When operated as regular multi-family rental housing, transitional and supportive housing should be permitted by right as a multi-family residential use in multi-family zones.</p> <p><b>Funding:</b> None Required  <b>Lead Agency:</b> Planning Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Amend Zoning Ordinance to address transitional housing and supportive housing by June 2009.</li> </ul>

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PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.15: Supportive Services for Homeless and Special Needs Groups</p> <p>The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the north San Diego County area.</p> <p>Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a city referral service for homeless shelter and other supportive services.</p> <p><b>Funding:</b> CDBG  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Provide funding for supportive service providers through the annual Action Plan process for the use of CDBG funds.</li> <li>• Continue to operate the city's 211 referral service.</li> </ul>	<p>Program 3.16: Supportive Services for Homeless and Special Needs Groups</p> <p>The City will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the North County area.</p> <p>Furthermore, the City will work with agencies and organizations that receive CDBG funds to offer a City Referral Service for homeless shelter and other supportive services.</p> <p><b>Funding:</b> CDBG  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Provide funding for supportive service providers through the annual Action Plan process for the use of CDBG funds.</li> <li>• Continue to operate the City's 211 Referral Service.</li> </ul>
<p>Program 3.16: Alternative Housing</p> <p>The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to support alternative types of housing, such as hotels and managed living units to accommodate extremely-low income households.</p> <p><b>Funding:</b> Federal, state, and local loans and grants, private funds  <b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.</li> </ul>	<p>Program 3.17: Alternative Housing</p> <p>The City will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to consider alternative types of housing, such as hotels and managed living units.</p> <p><b>Funding:</b> Federal, state, and local loans and grants, private funds  <b>Lead Agency:</b> Planning Department, Housing and Redevelopment Dept.  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to monitor underutilized properties and sites in the community that have potential for alternative housing options and offer the information to interested developers.</li> <li>• Adopt an ordinance by September 2009 to conditionally permit and establish standards for managed living units in certain land use districts of the Village Redevelopment Area.</li> </ul>

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<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.17: Military and Student Referrals</p> <p>The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Neighborhood Services Division will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>Periodically update the city’s inventory of assisted or below-market housing and make the information available on print and on the city’s website.</li> </ul>	<p>Program 3.18: Military and Student Referrals</p> <p>The City will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Redevelopment Agency will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.</p> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Housing and Redevelopment Agency  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>Periodically update the City’s inventory of assisted or below-market housing and make the information available on print and on the City’s website.</li> </ul>

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PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.18: Coastal Housing Monitoring</p> <p>As a function of the building permit process, the city will monitor and record Coastal Zone housing data including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>• The number of housing units approved for construction, conversion or demolition within the coastal zone after January 1, 1982.</li> <li>• The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone.</li> <li>• The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code.</li> <li>• The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code that are required for replacement or authorized to be converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the city’s coastal zone, or within three miles of the coastal zone in the city, shall be designated in the review.</li> </ul> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Planning Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to maintain records and prepare a summary report annually.</li> </ul>	<p>Program 3.19: Coastal Housing Monitoring</p> <p>As a function of the building process, the City will monitor and record Coastal Zone housing data including, but not limited to, the following:</p> <ol style="list-style-type: none"> <li>1) The number of new housing units approved for construction within the coastal zone after January 1, 1982.</li> <li>2) The number of housing units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments within the coastal zone.</li> <li>3) The number of existing residential dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted in the coastal zone pursuant to Section 65590 of the Government Code.</li> <li>4) The number of residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that are required for replacement or authorized to be converted or demolished as identified above. The location of the replacement units, either onsite, elsewhere within the City’s coastal zone, or within three miles of the coastal zone in the City, shall be designated in the review.</li> </ol> <p><b>Funding:</b> Departmental budget  <b>Lead Agency:</b> Community Development Major Service Area  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Continue to maintain records and prepare a summary report annually.</li> </ul>

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PROPOSED HOUSING ELEMENT	EXISTING HOUSING ELEMENT
<i>Programs – Housing Opportunities, cont.</i>	<i>Programs – Housing Opportunities, cont.</i>
<p>Program 3.19: Housing Element Annual Progress Report and Mid-Planning Period Housing Element Update</p> <p>First, to retain the Housing Element as a viable policy document, the Planning Division will review the Housing Element annually and schedule an amendment if necessary. As required by state law, city staff will prepare and submit annual progress reports to the City Council, SANDAG, and California Department of Housing and Community Development (HCD).</p> <p>Second, Senate Bill 575 requires that a jurisdiction revise its housing element every four years, unless it meets both of the following criteria: (1) the jurisdiction adopted the fourth revision of the element no later than March 31, 2010; and (2) the jurisdiction completed any rezoning contained in the element by June 30, 2010. While implementation of the city's 2005-2010 Housing Element satisfied the first criterion, it did not meet the second. Although rezoning was completed before the end of the extended Housing Element period (April 30, 2013) to satisfy the adequate sites program, it was not completed in time to meet the SB 575 requirement.</p> <p>The city will build on the annual review process to develop a mid-planning period (four-year) Housing Element update that includes the following:</p> <ul style="list-style-type: none"> <li>• Review program implementation and revision of programs and policies, as needed;</li> <li>• Analysis of progress in meeting the RHNA and updates to the sites inventory as needed;</li> <li>• Outcomes from a study session that will be held with the Planning Commission to discuss mid-period accomplishments and take public comment on the progress of implementation. The city will invite service providers and housing developers to participate.</li> </ul> <p><b>Funding:</b> Departmental Budget</p> <p><b>Lead Agency:</b> Planning Division, Housing and Neighborhood Services Division</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Prepare an annual progress report (APR) that reports on implementation of the Housing Element.</li> <li>• Submit the APR to the City Council, HCD, and SANDAG.</li> <li>• Prepare and complete a mid-planning period update, including public outreach, by April 30, 2017.</li> </ul>	<p>Program 3.20: Housing Element Annual Report</p> <p>To retain the Housing Element as a viable policy document, the Planning Department will undertake an annual review of the Housing Element and schedule an amendment if required. As required, staff also monitors the City's progress in implementing the Housing Element and prepares corresponding reports to the City Council, SANDAG, and California Department of Housing and Community Development annually.</p> <p><b>Funding:</b> Departmental Budget</p> <p><b>Lead Agency:</b> Planning Department</p> <p><b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Prepare Annual Housing Production Report and report on implementation of the General Plan, including the Housing Element.</li> <li>• Submit annual report on implementation of the General Plan, including the Housing Element and Annual Housing Production Report, to the City Council, HCD, and other government agencies as necessary.</li> </ul>

**Comparison Table 7 – Housing Element**

<b>PROPOSED HOUSING ELEMENT</b>	<b>EXISTING HOUSING ELEMENT</b>
<p><i>Goals and Policies – Fair Housing</i></p> <p>Equal access to housing is a fundamental right protected by both state and federal laws. The city is committed to fostering a housing environment in which housing opportunities are available and open to all.</p>	<p><i>Goals and Policies – Fair Housing</i></p> <p>Equal access to housing is a fundamental right protected by both State and Federal laws. The City of Carlsbad is committed to fostering a housing environment in which housing opportunities are available and open to all.</p>
<p><b>10-G.4</b> All Carlsbad housing opportunities (ownership and rental, market and assisted) offered in conformance with open housing policies and free of discriminatory practices.</p>	<p><b>Goal 4:</b> All Carlsbad housing opportunities (ownership and rental, market and assisted) offered in conformance with open housing policies and free of discriminatory practices.</p>
<p><b>10-P.25</b> Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.</p>	<p><b>Policy 4.1:</b> Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.</p>
<p><b>10-P.26</b> Educate residents and landlords on fair housing laws and practices through the distribution of written materials and public presentations.</p>	<p><b>Policy 4.2:</b> Educate residents and landlords on fair housing laws and practices through the distribution of written materials and public presentations.</p>
<p><b>10-P.27</b> Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.</p>	<p><b>Policy 4.3:</b> Contract with a fair housing service provider to monitor and respond to complaints of discrimination in housing.</p>
<p><b>10-P.28</b> Encourage local lending institutions to comply with the Community Reinvestment Act to meet the community’s credit needs and develop partnerships where appropriate. Reevaluate the city’s relationship with lending institutions that are substantially deficient in their CRA ratings.</p>	<p><b>Policy 4.4:</b> Monitor the lending practices of local lending institutions for compliance under the Community Reinvestment Act to evaluate lending activities and goals towards meeting the community’s credit needs. Reevaluate relationship with lending institutions that are substantially deficient in their CRA ratings.</p>
<p><b>10-P.29</b> Periodically review city policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.</p>	<p><b>Policy 4.5:</b> Periodically review City policies, ordinances, and development standards, and modify, as necessary, to accommodate housing for persons with disabilities.</p>

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<i>Programs – Fair Housing</i>	<i>Programs – Fair Housing</i>
<p>Program 4.1: Fair Housing Services</p> <p>With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> <li>• Distributing educational materials to property owners, apartment managers, and tenants;</li> <li>• Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels);</li> <li>• Conducting public presentations with different community groups;</li> <li>• Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and</li> <li>• Referring services to appropriate agencies.</li> </ul> <p><b>Funding:</b> CDBG, Section 8 Rental Assistance, Housing Trust Fund  <b>Lead Agency:</b> Housing and Neighborhood Services Division  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Allocate annual funding for fair housing services through the Action Plan process for the use of CDBG funds.</li> <li>• Participate in regional efforts to mitigate impediments to fair housing choice.</li> </ul>	<p>Program 4.1: Fair Housing Services</p> <p>With assistance from outside fair housing agencies, the City will continue to offer fair housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> <li>• Distributing educational materials to property owners, apartment managers, and tenants;</li> <li>• Making public announcements via different media (e.g. newspaper ads and public service announcements at local radio and television channels);</li> <li>• Conducting public presentations with different community groups;</li> <li>• Monitoring and responding to complaints of discrimination (i.e. intaking, investigation of complaints, and resolution); and</li> <li>• Referring services to appropriate agencies.</li> </ul> <p><b>Funding:</b> CDBG, Section 8 and Redevelopment Administration funds  <b>Lead Agency:</b> Housing and Redevelopment Department  <b>Objectives and Time Frame:</b></p> <ul style="list-style-type: none"> <li>• Annually through the Action Plan process allocate funding for fair housing services.</li> <li>• Participate in regional efforts to mitigate impediments to fair housing choice.</li> </ul>